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THIS DOCUMENT WAS PREPARED BY:

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Doc# 2415914228 Fee \$88.00
ILRHSP FEE:\$18.00 RPRF FEE:\$1.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
DATE: 6/7/2024 11:58 AM
PAGE: 1 OF 4

Chicago Title

WARRANTY DEED

THIS INDENTURE is made as of this 24th day of May, 2024 by and between **Paula Brosnan and Thomas Brosnan, a married couple**, of the City of Chicago, State of Illinois (collectively, the "Grantors"), and **Joseph DiLeo and Taylor DiLeo as TENANTS BY THE ENTIRETY & AS HUSBAND AND WIFE** of the City of Chicago, State of Illinois (collectively, the "Grantees").

WITNESSETH, that Grantors, for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, to it in hand paid by Grantees, the receipt of which is hereby acknowledged, does by these presents CONVEY AND WARRANT unto Grantees, all interest in the following described real estate situated in the County of Cook, in the State of Illinois to wit:

See **Exhibit A** attached hereto

SUBJECT TO: General real estate taxes not yet due and payable at the time of closing; covenants, conditions and restrictions of record; building lines and easements, if any; and public and utility easements.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Tax Number: 14-29-424-037-1003

Address of Real Estate: 815 West Altgeld Street, Unit 2N, Chicago, IL 60614

SIGNATURE PAGE FOLLOWS

REAL ESTATE TRANSFER TAX	06-Jun-2024
COUNTY:	562.50
ILLINOIS:	1,125.00
TOTAL:	1,687.50

14-29-424-037-1003 | 20240501617416 | 1-870-990-640


REAL ESTATE TRANSFER TAX	06-Jun-2024
CHICAGO:	8,437.50
CTA:	3,375.00
TOTAL:	11,812.50 *

14-29-424-037-1003 | 20240501617416 | 0-969-346-352
* Total does not include any applicable penalty or interest due.

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IN WITNESS WHEREOF, Grantors aforesaid have signed and sealed this Deed this 28 day of May, 2024.



Paula Brosnan



Thomas Brosnan

Property of Cook County Clerk's Office

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State of ILLINOIS)

) ss

County of COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Paula Brosnan and Thomas Brosnan, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered this said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead

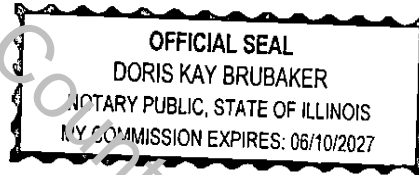
GIVEN under my hand and official seal, this 28 day of May, 2024.

Doris Kay Brubaker
Notary Public

Commission expires:

Send Subsequent Tax Bills To:

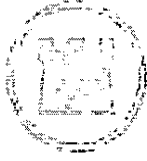
JOSEPH DILFO & TAYLOR DILFO
815 W. ALTON ST. UNIT 200
CHICAGO, IL 60614



After Recording Return To:

JUDY DEANGELO
767 WILKINSON LANE
GRAYSLAKE, IL
60030

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CHICAGO TITLE
COMPANY

LEGAL DESCRIPTION

Order No.: 24GSC254871LP

For APN/Parcel ID(s): 14-29-424-037-1003

PARCEL A: UNIT NUMBER 2-N, IN 815-17 WEST ALTGELD CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1:

LOT 16 IN DUNNING'S SUBDIVISION OF LOT 20 IN CANAL TRUSTEES' SUBDIVISION IN THE EAST 1/2 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

ALL THAT PART OF THE VACATED ALLEY SOUTH OF AND ADJOINING THE SOUTH LINE OF LOT 16 IN DUNNING'S SUBDIVISION OF LOT 20 IN CANAL TRUSTEES' SUBDIVISION OF THE EAST 1/2 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 16 RUNNING THENCE SOUTH ALONG THE WEST LINE PRODUCED SOUTH, OF THE 20 FOOT NORTH SOUTH PUBLIC ALLEY EAST OF AND ADJOINING SAID LOT 16 TO A POINT IN SAID WEST LINE PRODUCED SOUTH, 34.5 FEET SOUTH OF THE SOUTH EAST CORNER OF SAID LOT 16, THENCE WEST ALONG A LINE 34.5 FEET SOUTH OF AND PARALLEL TO THE SOUTH LINE OF SAID LOT 16, 5 FEET, MORE OR LESS, TO A POINT IN A LINE 20 FEET NORTHEASTERLY OF AND PARALLEL TO THE SOUTHWESTERLY LINE OF THE 20 FOOT PUBLIC ALLEY SOUTHWESTERLY OF AND ADJOINING LOTS 14 AND 15 IN AFOREMENTIONED DUNNING'S SUBDIVISION OF LOT 20 IN CANAL TRUSTEE'S SUBDIVISION OF THE EAST 1/2 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, THENCE NORTHWESTERLY ALONG AFOREMENTIONED LINE 20 FEET NORTHEASTERLY OF AND PARALLEL TO THE SOUTHWESTERLY LINE OF THE LAST MENTIONED ALLEY 48 FEET, MORE OR LESS, TO THE SOUTH WEST CORNER OF LOT 16 AFOREMENTIONED, THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 16, 40 FEET MORE OR LESS TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT B TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 27493496, WHICH MAY BE AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS:

PARCEL B: EXCLUSIVE RIGHT TO THE USE OF GARAGE SPACE FOR UNIT 2N AND ROOF LEVEL RIGHTS, AS LIMITED COMMON ELEMENTS, AS CREATED BY THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 27493496, AS MAY BE AMENDED FROM TIME TO TIME, AND SHOWN ON THE SURVEY ATTACHED AS EXHIBIT B TO AFORESAID DECLARATION OF CONDOMINIUM.