

10/2
FD 24-0346

UNOFFICIAL COPY

Doc#: 2416224350 Fee: \$107.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 6/10/2024 4:30 PM Pg: 1 of 2

Warranty Deed

ILLINOIS

Dec ID 20240601623334
ST/Co Stamp 1-795-108-144 ST Tax \$479.00 CO Tax \$239.50
City Stamp 0-477-998-384 City Tax \$5,029.50

Above Space for Recorder's Use Only

THE GRANTORS, TIMOTHY VINCENT SANCHIRICO, an unmarried man, and MOLING ZHANG, an unmarried woman, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(s) and WARRANT(s) to:

Natalie Ann Goodwin, a single woman of 700 Burton Pl, Chicago, IL

the following described Real Estate situated in the County of Cook in the State of Illinois to wit: (See Page 2 for Legal Description), hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

* of 635 N Dearborn St

SUBJECT TO: General taxes for 2023 and subsequent years; Covenants, conditions and restrictions of record, if any; Permanent Real Estate Index Number: 17-09-227-033-1056 and 17-09-227-033-1214
Address of Real Estate: 635 N. Dearborn St., Unit 1604 and P-92, Chicago, Illinois 60654

The date of this deed of conveyance is May 28, 2024.

(SEAL) TIMOTHY VINCENT SANCHIRICO

(SEAL) MOLING ZHANG

(SEAL)

(SEAL)

Florida Notary Public
State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that TIMOTHY VINCENT SANCHIRICO, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.



Vladimir Gonzalez
Comm.: HH 479459
Expires: Feb. 24, 2028
Notary Public - State of Florida

Given under my hand and official seal this 28 day of MAY, 2024.

Notary Public

UNOFFICIAL COPY

LEGAL DESCRIPTION

For the premises commonly known as 635 N. Dearborn St., Unit 1604 and P-92, Chicago, Illinois 60654

PARCEL 1:

UNIT 1604 AND PARKING UNIT P-92 IN THE CARAVEL CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THE WEST 1/2 OF LOT 5 AND ALL OF LOT 6 IN BLOCK 24 IN WOLCOTT'S ADDITION TO CHICAGO IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

AND

LOTS 3, 4, 5, 6 AND 7 IN COUNTY CLERKS DIVISION OF LOTS 7, 8 AND THE SOUTH 29 FEET OF LOTS 9 AND 10 IN BLOCK 24 IN WOLCOTT'S ADDITION TO CHICAGO IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED TO EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED FEBRUARY 26, 2003 AS DOCUMENT NUMBER 0030275986, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

NON-EXCLUSIVE EASEMENTS FOR SUPPORT WALLS, COMMON WALLS, CEILINGS, FLOORS, EQUIPMENT, UTILITIES FOR THE BENEFIT OF PARCEL 1 AS CREATED AND MORE FULLY DESCRIBED BY THE DECLARATION OF EASEMENTS, RESERVATIONS, COVENANTS AND RESTRICTIONS RECORDED FEBRUARY 26, 2003 AS DOCUMENT NUMBER 0030275985.

FLORIDA REALTOR

State of ~~Illinois~~ ^{Florida}, County of ~~Cook~~ ^{Miami-Dade}. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that MOLING ZHANG, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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 25 day of May, 2024



Vladimir Gonzalez
Comm.: HH 479459
Expires: Feb. 24, 2028
Notary Public - State of Florida

[Signature]
Notary Public

This instrument was prepared by:
John Knobloch
KNOBLOCH LAW FIRM
1001 East Chicago Avenue
Suite 119
Naperville IL 60540

Send subsequent tax bills to:

Neddie Goodwin
635 N. Dearborn St., Unit 1604
Chicago, Illinois 60654

Recorder-mail recorded document to:

*The David Fort Law Group
3400 Norder #320
Northbrook, IL 60062*

REAL ESTATE TRANSFER TAX		10-Jun-2024
	COUNTY:	239.50
	ILLINOIS:	479.00
	TOTAL:	718.50

REAL ESTATE TRANSFER TAX		10-Jun-2024
	CHICAGO:	3,592.50
	CTA:	1,437.00
	TOTAL:	5,029.50 *

* Total does not include any applicable penalty or interest due.