UNOFFICIAL COPY

WARRANTY DEED

AFTER RECORDING MAIL TO:

Steve Janda 950 W. Leland Ave., Unit 709 Chicago, IL 60640



Doc# 2416322042 Fee \$88.00 ILRHSP FEE:\$18.00 RPRF FEE:\$1.00 CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

DATE: 6/11/2024 10:36 AM

PAGE: 1 0F 5

(Reserved for Recorders Use Only)

MAIL REAL ESTATE TAX BILL

TO:

Steve Janda 950 W. Leland Ave. Unit 709 and P-10 Chicago, IL 60640

THE GRANTOR: Erik Slagter, unmarried, of 950 W. Leland Ave., Unit 709 and P-10, Chicago, IL 60640, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to Steve Janda, Linkon Colombia, of Colombia Colombia Real Estate, situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Commonly known as:

950 W. Leland Ave., Unit 709 and P-10, Chicago, IL 60640

PIN:

14-17-206-076-1056 and 14-17-205-076-1060

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

SUBJECT TO: Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the real estate; and general real estate taxes not due and payable at the time of closing.

P 5 S Y SCY INTE

2465C3301761P1/2

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DATED this 29th day of May, 2024.	
Erik Slagter	
STATE Or himois	
COUNTY OF COOK)	
I, the undersigned, a Notary Public, in and for the CERTIFY, that Erik Slag (ar, personally known to subscribed to the foregoing instrument, appeared acknowledged that he/she signed and delivered to voluntary act for the uses and purposes therein stright of homestead.	o me to be the same person whose name is d before me this day in person and individually the said instrument as his/her free and set forth, including the release and waiver of the
Given under my hand and official seal this st h d	Justine Hausner
	Notary Public
NAME AND ADDRESS OF PREPARER: Justine A. Hausner Hausner Law Group, LLC 161 N. Clark St., 16th Floor Chicago, IL 60601	Official Seal Justine Alina Hausner Notary Public State of Illinois My Crimmission Expires 3/24/2026

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LEGAL DESCRIPTION

Order No.: 24GSC330176LP

For APN/Parcel ID(s): 14-17-206-076-1056 and 14-17-206-076-1060

PARCEL 1:

UNITS NOS. 709 AND 2-10 IN SHERIDAN PLACE IN UPTOWN CONDOMINIUM AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

THAT PART OF LOTS 20 AND 21. (TAKEN AS A TRACT) IN JOSEPH A.W. REES SUBDIVISION OF THE SOUTH 10 RODS OF THE NORTH 40 RODS OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN,

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED JUNE 4, 2007, AS DOCUMENT NO. 0715515066, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE DECLARATION OF COVENANTS, RESTRICTION'S AND EASEMENTS RECORDED AS DOCUMENT NO. 0715515065 FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

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CHICACA: 2,775.00
CTA: 1,110.Γ'
3,8P CHICAC: 2,775.
CHICAC: 1,110.0C
CTA: 1,110.0C
TOTAL: 3,885.00 *
14-17-206-076-1056 | 20240501615113 | 1-187-482-928
* Total does not include any applicable penalty or interest due. 2416322042 Page: 5 of 5

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