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2417209017

Doc# 2417209017 Fee \$88.00

ILRHSP FEE:\$18.00 RPRF FEE:\$1.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

DATE: 6/20/2024 11:37 AM

PAGE: 1 OF 3

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR, RYAN J. SULLIVAN, a single man, of the Town of Powhatan, County of Powhatan, State of Virginia, CONVEY(S) and WARRANT(S) TO MICHAEL ~~***~~ Chicago of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

**** Joseph Damian, An Unmarried Person*

SEE ATTACHED LEGAL DESCRIPTION

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.

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

Permanent Real Estate Index Number: 14-07-403-047-1002 and 14-07-403-047-1009

Address of Real Estate: 1701 West Foster Avenue, Unit 2E, Chicago, Illinois 60640

*242 ar 60136
1 of 2*

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13th day of June, 2024



RYAN J. SULLIVAN

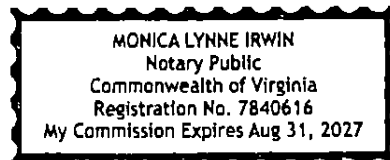
STATE OF VA, COUNTY OF Powhatan SS.

I, the undersigned a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that RYAN J. SULLIVAN is 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 they signed, sealed and delivered the 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 13th day of June, 2024



(Notary Public)



Prepared by:

Joseph Talarico, Attorney at Law,
Talarico Law Group 15000 S. Cicero Avenue, 3rd Floor, Oak Forest, IL 60452

Mail To:



REAL ESTATE TRANSFER TAX	17-Jun-2024
CHICAGO:	3,975.00
CTA:	1,590.00
TOTAL:	5,565.00 *



14-07-403-047-1002 | 20240601630137 | 0-387-734-832

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

Name and Address of Taxpayer:

Michael Damian
1701 West Foster Avenue
Unit 2E
Chicago, IL 60640

REAL ESTATE TRANSFER TAX	20-Jun-2024
COUNTY:	265.00
ILLINOIS:	530.00
TOTAL:	795.00



14-07-403-047-1002 | 20240601630137 | 0-685-079-856

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First American Title Insurance Company

Commitment Number: 24BAR60136

EXHIBIT A PROPERTY DESCRIPTION

The land referred to in this Commitment is described as follows:

PARCEL 1:

UNIT 2E AND P3 IN THE 1701 WEST FOSTER CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS AND/OR PARTS OF LOTS IN GREER'S SUBDIVISION OF LOTS 9, 10, 11 AND 12 IN BLOCK 1 IN ANDERSONVILLE, A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK, COUNTY ILLINOIS AND SO MUCH OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN AS LIES WEST OF GREEN BAY ROAD WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0609017123 AS AMENDED BY THE FIRST AMENDMENT TO THE DECLARATION RECORDED AS DOCUMENT NUMBER 0634215120, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE S-5, DESIGNATED AS LIMITED COMMON ELEMENT FOR UNIT 2E IN THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0609017123 AS AMENDED BY THE FIRST AMENDMENT TO THE DECLARATION RECORDED AS DOCUMENT NUMBER 0634215120.

PARCEL 3:

THE NON-EXCLUSIVE RIGHT TO THE USE OF THE ROOF DECK AS LIMITED COMMON ELEMENTS FOR UNIT 2E AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0609017123, AS AMENDED BY THE FIRST AMENDMENT TO THE DECLARATION RECORDED AS DOCUMENT NUMBER 0634215120.

FOR INFORMATIONAL PURPOSES ONLY:

Common Address: 1701 W. Foster Ave, 2E & P3, Chicago, IL 60640
PIN# 14-07-403-047-1002 & 14-07-403-047-1009