

# UNOFFICIAL COPY

BW24028801  
1 OF 2

## WARRANTY DEED ILLINOIS STATUTORY

Doc#: 2417323153 Fee: \$107.00  
CEDRIC GILES  
COOK COUNTY CLERK'S OFFICE  
Date 6/21/2024 12:09 PM Pg: 1 of 3

Dec ID 20240501615263  
ST/Co Stamp 0-030-653-744 ST Tax \$215.00 CO Tax \$107.50  
City Stamp 0-454-393-136 City Tax \$2,257.50

Property of Cook County Clerk's Office

(The Above Space for Recorder's Use Only)

THE GRANTOR Nicholas Cybulski, a married person, <sup>\*</sup> for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Daniel Sloyan, a single man person of 3115 S. Racine Chicago, IL 60608, the following described real estate situated in the County of Cook, in the State of Illinois, to wit: <sup>of</sup> 974 W 35th Pl Chicago, IL 60609

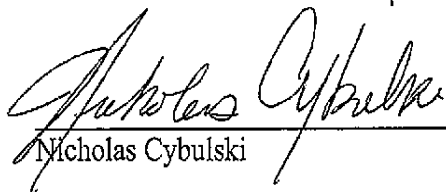
### SEE ATTACHED LEGAL DESCRIPTION

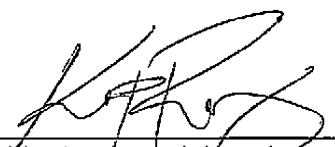
Permanent Index Number(s): 17-32-402-026-1020  
Property Address: 974 West 35th Place, Unit 309, Chicago, IL 60609

**SUBJECT TO:** Covenants, conditions and restrictions of record, utility easements and general taxes for the year 2023 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

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

Dated this 24 day of May, 2024.

 (Seal)  
Nicholas Cybulski

 (Seal)  
Keith Roy, waiving homestead rights only

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STATE OF Illinois ) *who have provided satisfactory evidence*  
 ) SS, *of identity. JE 5-24-2024*  
 COUNTY OF Cook )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Nicholas Cybulski and Keith Roy, ~~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 in the 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 notarial seal, this 24 day of May, 2024.

*Jason Franklin*  
 \_\_\_\_\_  
 Notary Public





THIS INSTRUMENT PREPARED BY  
 Ernest L. Rose, Drost, Kivlahan, McMahon & O'Connor, LLC  
 11 S. Dunton Avenue  
 Arlington Heights, IL 60005


MAIL TO:

JMC Law Group  
 111 West Washington Street, Suite 1500  
 Chicago, IL 60602

SEND SUBSEQUENT TAX BILLS TO:

Daniel Sloyan  
 974 West 35th Place, Unit 309  
 Chicago, IL 60609

REAL ESTATE TRANSFER TAX		20-Jun-2024
	COUNTY:	107.50
	ILLINOIS:	215.00
	TOTAL:	322.50
17-32-402-026-1020   20240501615263   0-030-653-744		

REAL ESTATE TRANSFER TAX		20-Jun-2024
	CHICAGO:	1,612.50
	CTA:	645.00
	TOTAL:	2,257.50 *
17-32-402-026-1020   20240501615263   0-454-393-136		
* Total does not include any applicable penalty or interest due.		

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BW24068801

Exhibit A

PARCEL 1: UNIT 309 TOGETHER WITH UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN MORGAN LOFTS CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0701015044, AS AMENDED, IN THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2; EXCLUSIVE USE FOR STORAGE PURPOSES IN AND TO STORAGE SPACE NO. 309, A LIMITED COMMON ELEMENT AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0701015044.

PIN: 17-32-402-026-1020

For Informational Purposes only: 974 West 35th Place, Unit 309, Chicago, IL 60609

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