

# UNOFFICIAL COPY



## WARRANTY DEED

Statutory (Illinois)

Doc# 2417622073 Fee \$88.00  
ILRHSP FEE:\$18.00 RPRF FEE:\$1.00  
CEDRIC GILES  
COOK COUNTY CLERK'S OFFICE  
DATE: 6/24/2024 2:35 PM  
PAGE: 1 OF 5

THE GRANTOR **SYLVIA JIMENEZ**, an unmarried person, of the County of DuPage, in the State of Illinois, for and in consideration of Ten and no/100 Dollars and other good and valuable consideration in hand paid, the sufficiency of which is hereby acknowledged, CONVEY and WARRANT to **SEAN FITZGERALD**, an unmarried person, the following described real estate situated in the County of Cook, State of Illinois, to wit:  
SEE ATTACHED LEGAL DESCRIPTION CONTAINED IN EXHIBIT A ATTACHED HERETO.  
SUBJECT TO: General Real Estate Taxes for the years 2023 & 2024 and subsequent years, covenants, conditions and restrictions of record; and, hereby releasing and waiving all rights under and by virtue of Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises in fee simple forever.

**Permanent Index Number for Condo Unit#110**

17-22-303-0311010

AND

**Parking Space Permanent Index Number:**

17-22-303-032-1011

**Common Address:** 1601 S Indiana Ave #110, Chicago, IL 60616

Dated this 11 day of June 2024.

State of Illinois )

) SS

County of Cook )

**NOTARY JURAT**

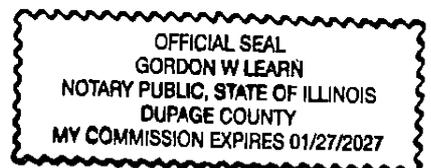
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that SYLVIA JIMENEZ, Grantor, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, 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.

S E A L

Given under my hand and official seal, this 11 day of June, 2024.

*Gordon W Learn*  
NOTARY PUBLIC

Notary Public Commission expires: 1/27/2027



Chicago Title 24NW7152581 WH 1/2 MW

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~~AFFIX TRANSFER STAMPS ABOVE  
OR~~

~~This transaction is exempt from the provisions of the Real Estate Transfer Stamp Act under paragraph \_\_\_\_, Section 4, of said Act.~~

~~\_\_\_\_\_  
Buyer, Seller, or Representative.      DATE: \_\_\_\_\_~~

**This instrument was prepared by:** Gordon W. Learn, 330 E. Roosevelt Rd, Suite 160, Lombard, IL 60148  
**Who furnished this Form.**  
**Address of the Property:** 1601 S Indiana Ave #110, Chicago, IL 60616  
**Mail this Deed to:** SEAN FITZGERALD 1601 S Indiana Ave #110, Chicago, IL 60616  
**Send Subsequent Tax Bills to:** SEAN FITZGERALD 1601 S Indiana Ave #110, Chicago, IL 60616

Property of Cook County Clerk's Office

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## LEGAL DESCRIPTION

Order No.: 24NW7152581WH

For APN/Parcel ID(s): 17-22-303-031-1010 and 17-22-303-032-1011

PARCEL 1: UNIT 110 IN THE EAST SIDE LOFT CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT "A" (EXCEPT THE WEST 34.0 FEET AND EXCEPT THE SOUTH 43.34 FEET OF THE EAST 69.17 FEET OF THE WEST 93.17 FEET) IN THE CONSOLIDATION OF THE WEST 135.77 FEET OF LOT 3. ALL OF LOTS 4, 9 AND 10 IN ASSESSOR'S DIVISION OF LOTS 1, 2 AND 3 IN BLOCK 10F CLARKE'S ADDITION TO CHICAGO, ALSO LOT 21 AND THE NORTH 10 1/3 FEET OF LOT 22 IN E.L. SHERMAN'S SUBDIVISION, ALL IN THE SOUTHWEST FRACTIONAL QUARTER OF FRACTIONAL SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO LOT "B" (EXCEPT THE SOUTH 200 FEET AND EXCEPT THE WEST 93.17 FEET) OF THE CONSOLIDATION OF LOT 22 (EXCEPT THE NORTH 10 1/3 FEET THEREOF) AND LOTS 23 TO 34, INCLUSIVE, IN THE SUBDIVISION BY EZRA L. SHERMAN IN THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT FROM SAID PREMISES THE PORTION TAKEN OR USED FOR AN ALLEY) IN COOK COUNTY, ILLINOIS, ALSO LOT 3 (EXCEPT THE WEST 135.77 FEET THEREOF) IN ASSESSOR'S DIVISION OF LOTS 1, 2, AND 3 IN BLOCK 10F CLARKE'S ADDITION TO CHICAGO IN THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, TRUSTEE UNDER TRUST AGREEMENT DATED JULY 1, 1995 AND KNOWN AS TRUST NUMBER 170505-06 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 96155191; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.

PARCEL 1A: THE EXCLUSIVE RIGHT TO USE STORAGE LOCKS S-10, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NO. 96155191.

PARCEL 2: UNIT IGU-2 IN EAST SIDE TOWNHOMES CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

THE SOUTH 43.34 FEET OF THE EAST 59.17 FEET OF THE WEST 93.17 FEET OF LOT "A" IN THE CONSOLIDATION OF THE WEST 135.77 FEET OF LOT 3, ALL OF LOTS 4, 9 AND 10 IN ASSESSOR'S DIVISION OF LOTS 1, 2 AND 3 IN BLOCK 10F CLARKE'S ADDITION TO CHICAGO, ALSO LOT 21 AND THE NORTH 10 1/3 FEET OF LOT 22 IN EX. SHERMAN'S SUBDIVISION, ALL IN THE SOUTHWEST FRACTIONAL QUARTER OF FRACTIONAL SECTION 22. TOWNSHIP 39 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN. ALSO THE EAST 68.17 FEET OF THE WEST 83.17 FEET LOT "8" (EXCEPT THE SOUTH 200 FEET THEREOF) OF THE CONSOLIDATION OF LOT 22 (EXCEPT THE NORTH 10 1/3 FEET THEREOF) AND LOTS 23 TO 34, INCLUSIVE. IN THE SUBDIVISION BY EZRA L. SHERMAN IN THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT FROM SAID PREMISES THE PORTION TAKEN OR USED FOR AN ALLEY) IN COOK COUNTY, ILLINOIS;

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## LEGAL DESCRIPTION

(continued)

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 96287932; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS AMENDED FROM TIME TO TIME, IN COOK, COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

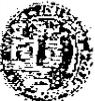
COOK COUNTY CLERK OFFICE  
RECORDING DIVISION  
118 N. CLARK ST. ROOM 120  
CHICAGO, IL 60602-1387

Cook County Clerk's Office

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**REAL ESTATE TRANSFER TAX** 21-Jun-2024

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 **CHICAGO:** 2,925.00  
**CTA:** 1,170.00  
**TOTAL:** 4,095.00 \*

17-22-303-031-1010 | 20240601629237 | 0-034-014-000

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

**REAL ESTATE TRANSFER TAX** 17-Jun-2024

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  **COUNTY:** 195.00  
**ILLINOIS:** 390.00  
**TOTAL:** 585.00

17-22-303-031-1010 | 20240601629237 | 1-594-809-648

**COOK COUNTY CLERK OFFICE  
RECORDING DIVISION  
118 N. CLARK ST. ROOM 120  
CHICAGO, IL 60602-1387**