

PT24-00704P  
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**WARRANTY DEED**

**State of Illinois  
County of Cook**

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Doc#: 2417624502 Fee: \$107.00  
CEDRIC GILES  
COOK COUNTY CLERK'S OFFICE  
Date 6/24/2024 12:17 PM Pg: 1 of 3

Dec ID 20240501617185  
ST/Co Stamp 0-677-360-944 ST Tax \$685.00 CO Tax \$342.50  
City Stamp 1-214-231-856 City Tax \$7,192.50

THE GRANTORS, Sarah B. Krause and Theodor P. Butler, wife and husband, as tenants by the entirety, of the County of Cook, State of Illinois, in consideration of Ten Dollars and other good and valuable consideration in hand paid, convey and warrant to: Kristen Johnson Brogan and Sean Brogan,

all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois:

**PARCEL 1: UNIT 3N IN THE 1427-1 (2<sup>ND</sup>) NORTH DEARBORN PARKWAY CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOT 4 IN THE GREIFENHAGENS SUBDIVISION OF THE NORTH 152 FEET OF THE SOUTH 227 FEET OF LOT B IN BLOCK 2 IN CATHOLIC BISHOP OF CHICAGO SUBDIVISION OF LOT 13 IN BRONSON'S ADDITION TO CHICAGO, IN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT 98765302, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.**

**PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE "P-2" ASSIGNED TO UNIT 3N, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID.**

**PARCEL 3: THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE 3N ASSIGNED TO UNIT 3N, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID.**

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

SUBJECT TO: all easements, conditions, covenants, restrictions of record, leases, all real estate taxes not due as of date of closing.

Permanent Real Estate Index no. 17-04-211-037-1005  
Address of Property: 1429 N. Dearborn St., Unit 3N, Chicago, IL 60610

**PROPER TITLE, LLC**

# UNOFFICIAL COPY

Dated this 17<sup>th</sup> Day of May 2024

Sarah B. Krause  
Sarah B. Krause

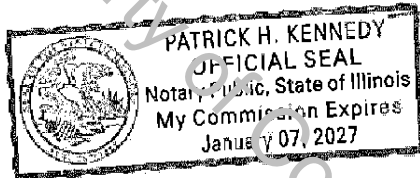
Theodor P. Butler  
Theodor P. Butler

State of Illinois, County of ~~Cook~~  
DUPAGE

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT the above persons are personally known to me to be the same persons whose name subscribed to the foregoing Instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 17 day of May, 2024.

(Seal)



[Signature]  
Notary Public

Prepared by:

Christopher R. Karsten  
Karsten Law Offices, LLC  
155 N. Wacker Dr., Ste. 4250  
Chicago, IL 60606

Mail to:

Name and Address of Taxpayer:

SEAN BROGAN  
1429 N. DEARBORN ST., UNIT 3N  
CHICAGO, IL 60610

SEAN BROGAN  
1429 N. DEARBORN ST., UNIT 3N  
CHICAGO, IL 60610

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## EXHIBIT A - LEGAL DESCRIPTION

### PARCEL 1:

UNIT UNIT 3N IN THE 1427-1429 NORTH DEARBORN PARKWAY CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOT 4 IN THE GREIFENHAGENS SUBDIVISION OF THE NORTH 152 FEET OF THE SOUTH 227 FEET OF LOT B IN BLOCK 2 IN CATHOLIC BISHOP OF CHICAGO SUBDIVISION OF LOT 13 IN BRONSON'S ADDITION TO CHICAGO, IN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT 98765302, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE "P-2" ASSIGNED TO UNIT 3N, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID.

### PARCEL 3:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE 3N ASSIGNED TO UNIT 3N, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID.