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\*2417822101\*

WARRANTY DEED  
ILLINOIS

Doc# 2417822101 Fee \$88.00

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

COOK COUNTY CLERK'S OFFICE

DATE: 6/26/2024 1:59 PM

PAGE: 1 OF 5

THE GRANTORS:

Stephen Brennan and Kristine  
Ki,  
husband and wife,

of the City of Seattle, County of King, State of Washington, for and in consideration of ten dollars (\$10.00) and any other good and valuable consideration, in hand pay, CONVEY and WARRANT to:

Riley Marshall, *an unmarried man*  
828 West Grace Street  
Chicago, IL 60640

the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

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

SUBJECT TO: The following, if any: general real estate taxes not due and payable at the time of closing; covenants, conditions, and restrictions of record; building lines and easements, if any, acts done or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed, homeowners or condominium association declarations and by-laws.

Permanent Index Number: 14-29-227-059-1006 ; *14-29-227-059-1011.*

Address of Real Estate: 1130 West Diversey Parkway, 3W, Chicago, IL 60614 *and P3.*

Dated this 14 day of June, 2024

*Stephen Brennan*  
Stephen Brennan

*Kristine Ki*  
Kristine Ki

*CT#249C0087003 AV 1/24AN*

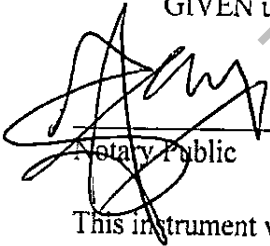
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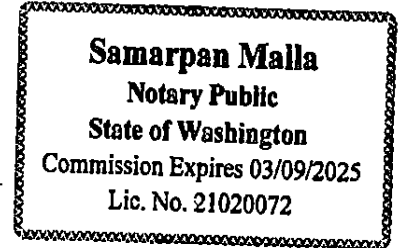
STATE OF WASHINGTON )  
 ) ss  
COUNTY OF KING )

I, the undersigned a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Stephen Brennan and Kristine Ki, husband and wife, personally known to me to be the same persons whose names are 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.

GIVEN under my hand and official seal, this 14<sup>th</sup> day of June, 2024.

  
\_\_\_\_\_  
Notary Public

03/09/2025  
Commission Expires



This instrument was prepared by: Ami J. Oseid, Attorney at Law  
Croke Fairchild Duarte & Beres  
180 N. LaSalle, Ste. 3400  
Chicago IL 60601

MAIL TO:

Thomas Herz  
Attorney at Law  
400 Central Ave, Suite 230  
Northfield, IL 60093

MAIL SUBSEQUENT TAX BILLS TO:

Riley Marshall  
1130 West Diversey Parkway  
3W  
Chicago, IL 60614

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## EXHIBIT "A"

Order No.: 24GCO087003AU

For APN/Parcel ID(s): 14-29-227-059-1006 and 14-29-227-059-1011

PARCEL 1:

UNIT NUMBER 3W AND P-3 IN THE 1130-34 WEST DIVERSEY CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 86 AND 87 IN ALBERT WISNERS SUBDIVISION OF BLOCKS 1 AND 2 OF THE WEST HALF OF LOT 7 IN CANAL TRUSTEES SUBDIVISION OF THE EAST HALF OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN.

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0720415095 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF ROOF TOP 3W, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0720415095.

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COOK COUNTY Clerk's Office

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX	20-Jun-2024
CHICAGO:	5,887.50
CTA:	2,355.00
<b>TOTAL:</b>	<b>8,242.50 *</b>



14-29-227-059-1006 | 20240601633679 | 1-983-906-608

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

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**REAL ESTATE TRANSFER TAX**

20-Jun-2024



COUNTY: 392.50  
ILLINOIS: 785.00  
TOTAL: 1,177.50

14-29-227-059-1006

20240601633679 | 0-239-076-144