



Doc# 2419430056 Fee \$88.00  
ILRHSP FEE:\$18.00 RPRF FEE:\$1.00  
CEDRIC GILES  
COOK COUNTY CLERK'S OFFICE  
DATE: 7/12/2024 12:29 PM  
PAGE: 1 OF 3

**WARRANTY DEED  
ILLINOIS STATUTORY**

THE GRANTOR, Barbara L. Woodward, divorced, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to Nicholas J. Colis, unmarried, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

*2155 N. ELSTON AVE, CHICAGO IL 60614*

See Exhibit 'A' attached hereto and made a part hereof

SUBJECT TO: covenants, conditions and restrictions of record, public and utility easements and roads and highways 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: 14-31-212-024-1002

Address of Real Estate: 1701 W. Webster Ave., Unit 202  
Chicago, IL 60614

*1062*

Dated this *26* day of June, 2024.

Mail To:

Fortress Title LLC  
2401 Main Street  
Evanston, IL 60202

| REAL ESTATE TRANSFER TAX | 11-Jul-2024 |
|--------------------------|-------------|
| CHICAGO:                 | 5,992.50    |
| CTA:                     | 2,397.00    |
| TOTAL:                   | 8,389.50 *  |



*FT24-87610L*

14-31-212-024-1002 | 20240601640107 | 0-776-309-552

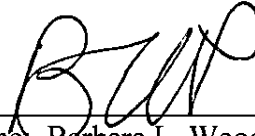
\* Total does not include any applicable penalty or interest due.

| REAL ESTATE TRANSFER TAX | 12-Jul-2024 |
|--------------------------|-------------|
| COUNTY:                  | 399.50      |
| ILLINOIS:                | 799.00      |
| TOTAL:                   | 1,198.50    |



14-31-212-024-1002 | 20240601640107 | 1-007-045-424

# UNOFFICIAL COPY

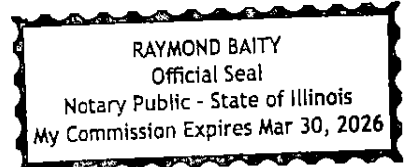


\_\_\_\_\_  
Name: Barbara L. Woodward

STATE OF ILLINOIS     )  
  ) ss.  
COUNTY OF COOK     )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY THAT, Barbara L. Woodward**, 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 26<sup>th</sup> day of June, 2024.



\_\_\_\_\_  
 (Notary Public)

Prepared By:  
Lattas Law Office / *George Lattas*  
Samson Waisanen, Esq.  
3660 W. Irving Park Rd, Fl 2  
Chicago, Illinois 60618

~~Mail To:~~  
*Nicholas J. Colis*  
*1701 W. Webster Ave, Unit 202*  
*Chicago, IL 60614*

Name & Address of Taxpayer:  
*Nicholas J. Colis*  
*1701 W. Webster, Unit 202*  
*Chicago, IL 60614*

# UNOFFICIAL COPY

## EXHIBIT A

### PARCEL 1:

DWELLING UNIT 202 IN THE TRIANGLE SQUARE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THAT PART OF LOT 7, BLOCK 16 IN SHEFFIELDS ADDITION TO CHICAGO, IN SECTIONS 29, 31, 32 AND 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 7; THENCE NORTH 89 DEGREES 58 MINUTES 05 SECONDS ALONG THE SOUTH LINE OF W. WEBSTER AVENUE (66 FOOT RIGHT-OF-WAY), A DISTANCE OF 216.80 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 58 MINUTES 05 SECONDS EAST, ALONG SAID SOUTH LINE OF W. WEBSTER AVENUE, A DISTANCE OF 294 FEET, TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY; THENCE SOUTH 17 DEGREES 18 MINUTES 45 SECONDS EAST, ALONG THE SAID SOUTHWESTERLY RIGHT OF WAY LINE OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY, A DISTANCE OF 110.40 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 05 SECONDS WEST, A DISTANCE OF 326.80 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 55 SECONDS EAST, A DISTANCE OF 105.42 FEET, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 2127147022, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCELS A-1 AND A-2 AS CONTAINED IN THE RECIPROCAL EASEMENT AGREEMENT DATED DECEMBER 12, 2018 AND RECORDED DECEMBER 18, 2018 AS DOCUMENT NUMBER 1835213056 MADE BY AND AMONG LMC TRIANGLE SQUARE HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND TRIANGLE SQUARE RETAIL LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, TRIANGLE SQUARE CONDOMINIUM LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, AND TRIANGLE SQUARE PARK LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, AS AMENDED FROM TIME TO TIME.

### PARCEL 3:

THE EXCLUSIVE RIGHT TO THE USE OF LIMITED COMMON ELEMENTS PARKING SPACE P-5 AND STORAGE LOCKER SL-202 AND PRIVATE TERRACE L.C.E. TO UNIT 202 AS DELINEATED AND DEFINED IN THE DECLARATION OF CONDOMINIUM AND ANY PLAT OF SURVEY ATTACHED THERETO AFORESAID.

For Informational Purposes Only:

Commonly known as: 1701 West Webster Avenue Unit 202; Chicago, IL 60614

PIN Number: 14-31-212-024-1002