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WARRANTY DEED
ILLINOIS STATUTORY

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Doc# 2420828195 Fee \$88.00
ILRHSP FEE:\$18.00 RPRF FEE:\$1.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
DATE: 7/26/2024 11:23 AM
PAGE: 1 OF 3

Chicago Title

246506955954

THE GRANTOR(S), Ross McKnight, a married man, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to:

Cesar Reyes
and

Grettel Romero - AS HUSBAND AND WIFE

As Tenants by the Entirety, ~~As Joint Tenants, As Tenants in Common~~ (choose one)

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

SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO:

Covenants, conditions and restrictions of record, General real estate taxes not yet due and payable

Permanent Real Estate Index Number(s): 17-15-308-039-1238 and 17-15-308-039-1426

Address(es) of Real Estate: 1133 S. State St., Unit B-406 and P-210, Chicago, IL 60605

NOT A HOMESTEAD PROPERTY

REAL ESTATE TRANSFER TAX		2024 Jul-2024	
	COUNTY:	145.00	
	ILLINOIS:	290.00	
	TOTAL:	435.00	
17-15-308-039-1238	20240701655330	1-531-886-384	

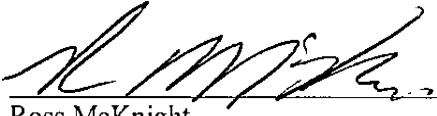
REAL ESTATE TRANSFER TAX		22-Jul-2024	
	CHICAGO:	2,175.00	
	CTA:	870.00	
	TOTAL:	3,045.00 *	
17-15-308-039-1238	20240701655330	1-640-397-616	

* Total does not include any applicable penalty or interest due

S Y
P B
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INT RV

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Dated this 12 day of July, 2024

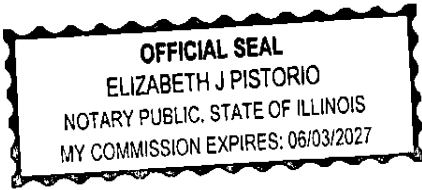


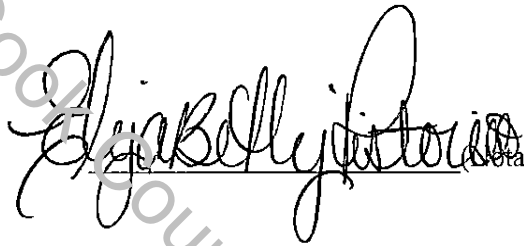
Ross McKnight

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Ross McKnight, personally known to me to be the same person(s) whose name(s) 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 12 day of July, 2024.





(Notary Public)

Prepared By: Bradford Miller Law PC
10 S. LaSalle, Suite 2920
Chicago, IL 60603

After Recording Mail To:

Law Office of Judy L. DeAngelis 767 Walton Ln., Grayslake, IL 60030

Name & Address of Taxpayer:

Cesar Reyes 1133 S. State St., Unit B-406, Chicago, IL 60605

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CHICAGO TITLE
COMPANY

LEGAL DESCRIPTION

Order No.: 24GSC693595LP

For APN/Parcel ID(s): 17-15-308-039-1238 and 17-15-308-039-1426

PARCEL A:

UNIT B-406 AND PARKING SPACE P-210 IN THE STATE PLACE CONDOMINIUM, AS DELINEATED ON A SURVEY OF PART OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1:

SUBLOTS 1 AND 2, SUBLOTS 1 AND 2 OF LOT 3, SUBLOTS 1 AND 2 OF LOT 6, SUBLOTS 1 AND 2 OF LOT 7 AND SUBLOTS 1 AND 2 OF LOT 10, ALL IN BLOCK 22 IN CANAL TRUSTEES' SUBDIVISION OF FRACTIONAL SECTION 15 ADDITION TO CHICAGO ACCORDING TO THE PLAT THEREOF FILED SEPTEMBER 1, 1878 AS DOCUMENT NUMBER 20751 AND RE-RECORDED SEPTEMBER 24, 1877 AS DOCUMENT 151610 (EXCEPT THE WEST 27 FEET OF SUBLOTS TAKING FOR WIDENING STATE STREET); AND ALSO, LOTS 1, 2, 3, 4, 5, 6, 7 AND 8 IN JACKSON'S SUBDIVISION OF LOTS 11 AND 12 IN BLOCK 22, IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO, ACCORDING TO THE PLAT THEREOF FILED FOR RECORD MAY 5, 1877 AS DOCUMENT NUMBER 133390 (EXCEPT THE WEST 27 FEET OF SAID LOTS 1 THROUGH 7 TAKEN FOR WIDENING STATE STREET) ALL IN SECTION 15, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF VACATED SOUTH STATE STREET LYING WEST OF THE EAST LINE OF THE WEST 27.0 FEET OF LOTS 2, 3, 6, 7 AND 10 IN BLOCK 22 IN CANAL TRUSTEES'S SUBDIVISION, AFORESAID, AND LYING WEST OF LOTS 1 THROUGH 7, BOTH INCLUSIVE, IN JACKSON'S SUBDIVISION, AFORESAID, AND LYING EAST OF A LINE 1.50 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE WEST 27.0 FEET OF LOTS 2, 3, 6, 7 AND 10 IN CANAL TRUSTEES' SUBDIVISION, AFORESAID, AS EXTENDED SOUTHERLY TO THE NORTH LINE OF EAST ROSSEVELT ROAD, LYING SOUTHERLY OF THE SOUTH LINE OF EAST 11TH STREET, AND NORTH OF THE NORTH LINE OF EAST ROOSEVELT ROAD, PURSUANT TO THAT CERTAIN VACATION ORDINANCE RECORDED AUGUST 29, 2003 AS DOCUMENT NUMBER 0324119133;

WHICH SURVEY IS ATTACHED AS EXHIBIT B TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 9, 2004 AS DOCUMENT NUMBER 0434410057 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL B:

EASEMENTS FOR THE BENEFIT OF PARCEL A AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED DECEMBER 9, 2004 AS DOCUMENT NUMBER 0434410056 MADE BY STATE STREET ASSOCIATES, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, AS DECLARANT, FOR INGRESS AND EGRESS, STRUCTURAL SUPPORT, MAINTENANCE, ENCROACHMENT AND USE OF COMMON WALLS, CEILINGS AND FLOORS OVER AND ACROSS THE RETAIL PROPERTY AS MORE FULLY DESCRIBED THEREIN AND ACCORDING TO THE TERMS SET FORTH THEREIN.