

# UNOFFICIAL COPY

1 of 2

13W24069371  
**WARRANTY DEED**  
**ILLINOIS STATUTORY**

Doc#: 2422020270 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 8/7/2024 11:13 AM Pg: 1 of 3

Dec ID 20240701653067

ST/Co Stamp 0-823-506-736 ST Tax \$250.00 CO Tax \$125.00

City Stamp 0-286-635-824 City Tax \$2,625.00

THE GRANTORS Clayton S. Fulmer, a Single person and Kara M. McCue, a Single person, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to Joseph George Telchi, a Single person of 4600 North Beacon 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

Permanent Index Number(s): 14-16-304-045-1046

Property Address: 711 West Gordon Terrace, Unit 101, Chicago, IL 60613

**SUBJECT TO:** Covenants, conditions and restrictions of record, utility easements and general taxes for the year 2023 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

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

Dated this 23 day of July, 2024.

 (Seal)

Clayton S. Fulmer

 (Seal)

Kara M. McCue

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STATE OF OHIO )  
 ) SS,  
 COUNTY OF LAKE )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Clayton S. Fulmer and Kara M. McCue 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 in the 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 notarial seal, this 23<sup>RD</sup> day of JULY, 2024.

Madeline Ann Ross  
 Notary Public



Madeline Ann Ross  
 Notary Public, State of Ohio  
 My Commission Expires  
 December 06, 2027



THIS INSTRUMENT PREPARED BY  
 Ernest L. Rose, Drost, Kivlahan, McMahon & O'Connor, LLC  
 11 S. Dumton Avenue  
 Arlington Heights, IL 60005


MAIL TO:

Law Office of Michael W. Brennock  
 166 W. Washington St  
 Suite 680  
 Chicago, IL 60602

SEND SUBSEQUENT TAX BILLS TO:

Joseph George Telchi  
 711 West Gordon Terrace, Unit 101  
 Chicago, IL 60613

REAL ESTATE TRANSFER TAX		07-Aug-2024
		COUNTY: 125.00
		ILLINOIS: 250.00
		TOTAL: 375.00
14-16-304-045-1046   20240701653067   0-823-506-736		

REAL ESTATE TRANSFER TAX		07-Aug-2024
		CHICAGO: 1,875.00
		CTA: 750.00
		TOTAL: 2,625.00 *
14-16-304-045-1046   20240701653067   0-286-635-824		

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

BW24069371

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## Exhibit A

UNIT 101 IN THE 711 GORDON TERRACE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING PARCEL OF REAL ESTATE:

LOTS 15 THROUGH 19, BOTH INCLUSIVE, IN SIMMONS AND GORDON'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF LOTS 10 AND 19 AND THAT PART OF THE VACATED STREETS LYING BETWEEN SAID LOTS, ALL IN SCHOOL TRUSTEES SUBDIVISION OF THE FRACTIONAL SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS:

WHICH SURVEY IS ATTACHED AS EXHIBIT B TO THE DECLARATION OF THE CONDOMINIUM RECORDED JULY 21, 1998 AS DOCUMENT 98633340 AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PIN: 14-16-304-045-1046

For Informational Purposes only: 711 West Gordon Terrace, Unit 101, Chicago, IL 60613