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PN9-52657 143

RECORD AND MAIL TO:

Animesh K. Ravani, Esq.
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1016 W. Jackson Blvd.
Suite 509
Chicago, IL 60607

Doc#: 1925946363 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 09/16/2019 12:24 PM Pg: 1 of 3

Dec ID 20190801676099
ST/CO Stamp 0-233-562-720 ST Tax \$911.00 CO Tax \$455.50
City Stamp 0-897-004-128 City Tax: \$9,565.50

Send tax Bills to:

Richard Woo
23 North Aberdeen Street, Unit PHN
Chicago, IL 60607

WARRANTY DEED

THE GRANTOR, Sven C. Mattka, a single individual, of Chicago, Cook County, Illinois, for and in consideration of Ten and No/100 Dollars (\$10.00), in hand paid, CONVEY and WARRANT to Richard Woo and Hannah J. Lee, husband and wife, not as Joint Tenants or Tenants in Common but as TENANTS BY THE ENTIRETY, of Chicago, Cook County, Illinois, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

PARCEL 1:

UNITS 23-PH- NORTH AND GPU-6 IN THE C/A 23 CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 9 (EXCEPT THE NORTH 10 FEET THEREOF) AND ALL OF LOTS 10 AND 13 IN BLOCK 49 IN CARPENTERS ADDITION TO CHICAGO IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT B TO THE DECLARATION OF CONDOMINIUM RECORDED APRIL 7, 2009 AS DOCUMENT NUMBER 0909722089 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF THE BALCONIES DESIGNATED TO SERVE THE AFORESAID UNIT, A LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0909722089.

PARCEL 3:

THE EXCLUSIVE RIGHT TO INSTALL, BUILD AND USE PRIVATE ROOF DECKS AND ACCESS STAIRS ABOVE AND TO SERVE THE AFORESAID UNIT 15-PH SOUTH AND 23-PH NORTH AS LIMITED COMMON ELEMENTS, AS PROVIDED BY ARTICLES XVI OF THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0909722089.

Common address: 23 North Aberdeen Street, Unit PHN and GPU-6, Chicago, IL 60607
PIN: 17-08-445-027-1023 and 17-08-445-027-1030

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Exhibit "A"

Parcel 1:

Units 23-PH- North and GPU-6 in the C/A 23 Condominium as delineated on a survey of the following described Real Estate:

Lot 9 (except the North 10 feet thereof) and all of Lots 10 and 13 in Block 49 in Carpenters Addition to Chicago in the Southeast 1/4 of Section 8, Township 39 North, Range 14, East of the Third Principal Meridian; in Cook County, Illinois.

Which survey is attached as exhibit B to the Declaration of Condominium recorded April 7, 2009 as document number 0909722089 together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Parcel 2:

The exclusive right to the use of the balconies designated to serve the aforesaid unit, a limited common elements, as delineated on the survey attached to the declaration aforesaid recorded as document number 0909722089.

Parcel 3:

The exclusive right to install, build and use private roof decks and access stairs above and to serve the aforesaid Unit 15-PH South and 23-PH North as limited common elements, as provided by Articles XVI of the Declaration aforesaid recorded as Document Number 0909722089.

Parcel ID(s): 17-08-445-027-1023, 17-08-445-027-1030

Property of Cook County Clerk's Office