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pn9-52657 113

RECORD AND MAIL TO:

Animesh K. Ravani, Esq. Chawla & Ravani P.C. 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. Matter, 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 CON DOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 9 (EXCFL'TTHE NORTH 10 FEET THEREOF) AND ALL OF LOTS 10 AND 13 IN BLOCK 49 IN CARPENTERS ADDITION FO CHICAGO IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE TH'KL 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 © 09722089 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 SURVE 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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Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

DATED this 23 day of August, 2019.

GRANTOR:

Sven C. Mattka

STATE OF ILLINOIS

SS.

Official Seal
Gerardo Gallo
Notary Public State of Illinois
Commission Expires 09/15/2020

COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Sven C. Mattka, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/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

day of August, 2019.

Notary Public

Commission expires:

This instrument was prepared by:

Paul G. Hull, Jr.

The Hull Law Group LLC

71 South Wacker Drive, Suite 2760

Chicago, Illinois 60606

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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 vice 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 6909722089.

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

Legal Description PT19-52657/69