

# UNOFFICIAL COPY

Doc#: 2020233331 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 07/20/2020 01:19 PM Pg: 1 of 3

## WARRANTY DEED

~~TENANCY BY THE ENTIRETY~~

Statutory (Illinois)  
(Individual to Individual)

Dec ID 20200601693588  
ST/CO Stamp 1-641-620-192 ST Tax \$415.00 CO Tax \$207.50  
City Stamp 0-479-142-624 City Tax: \$4,357.50

MSD03371F07-2

Above Space for Recorder's Use Only

THE GRANTOR(S) Katherine Anne Kudrna An unmarried person of the village/city of Chicago, County of Cook, State of IL, for and in consideration of Ten and no/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, CONVEY(S) and WARRANT(S) to MICHAEL J. HASS, A SINGLE MALE  
757 North Orleans Street, Unit 1404, Chicago, IL 60654

~~NO JOINT TENANCY WITH RIGHTS OF SURVIVORSHIP, NOR AS TENANTS IN COMMON, NOR AS TENANTS BY THE ENTIRETY~~, the following described Real Estate situated in the County of Cook in the state of Illinois, to wit:

LEGAL DESCRIPTION ATTACHED AND MADE A PART HEREOF

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 ~~as husband and wife, nor as joint tenants, nor as tenants in common, nor as tenants by the entirety~~ forever.

SUBJECT TO: General taxes for \_\_\_\_\_ and subsequent years and (SEE ATTACHED)

Permanent Real Estate Index Number(s): 17-09-201-018-1086

Address(es) of Real Estate: 757 North Orleans Street, Unit 1404, Chicago, IL 60654

Dated this 3rd day of June, 2020


(SEAL)



(SEAL)

X

X

Katherine Anne Kudrna by Morreale Real Estate Services, Inc. by Cory Wilhelmi, Attorney in Fact

REAL ESTATE TRANSFER TAX		10-Jun-2020
	CHICAGO:	3,112.50
	CTA:	1,245.00
	TOTAL:	4,357.50 *

REAL ESTATE TRANSFER TAX		10-Jun-2020
	COUNTY:	207.50
	ILLINOIS:	415.00
	TOTAL:	622.50

17-09-201-018-1086 | 20200601693588 | 0-479-142-624

17-09-201-018-1086 | 20200601693588 | 1-641-620-192

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

# UNOFFICIAL COPY



✓ State of Illinois, County of Kane ss. I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that Cory Wilhelmi, Attorney in Fact for Katherine Anne Kudrna An unmarried person 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 3rd day of June, 2020

Commission expires 10-19, 2021 Karen F. Weisberg  
 NOTARY PUBLIC

This instrument was prepared by: JOAN M. BRADY, 449 TAFT AVENUE, GLEN ELLYN, ILLINOIS 60137

MAIL TO:

THE HOWELL LAW FIRM P.C  
 (Name)

200 E 5<sup>th</sup> AVE SR 123  
 (Address)

NAPELVILLE IL 60563  
 (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

MICHAEL J HAAS  
 (Name)

757 NORTH OREGON ST UNIT 1404  
 (Address)

CHICAGO IL 60654  
 (City, State and Zip)

# UNOFFICIAL COPY

## LEGAL DESCRIPTION

UNIT 1404 IN THE 757 ORLEANS AT CHICAGO CONDOMINIUM, AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

PART OF LOTS 6, 7, 8, 9, 10, 11, 12 AND 13 IN BLOCK 17 IN BUTLER, WRIGHT AND WEBSTER'S ADDITION TO CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "E" TO DECLARATION OF CONDOMINIUM MADE BY 327 CHICAGO, L.L.C. AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 0829718073, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNITS, AS SET FORTH IN THE DECLARATION, AS AMENDED FROM TIME TO TIME

PARCEL 2:

PERPETUAL AND EXCLUSIVE EASEMENT FOR PARKING PURPOSES IN AND TO PARKING SPACE NO. P183, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

NON-EXCLUSIVE PERPETUAL EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED OCTOBER 23, 2008 AS DOCUMENT NUMBER 0829718074 FOR INGRESS AND EGRESS IN, OVER, ON, ACROSS AND THROUGH THE NON-CONDOMINIUM PROPERTY FOR ACCESS PURPOSES TO STRUCTURAL SUPPORTS AND ANY FACILITIES OR UTILITIES LOCATED IN OR CONSTITUTING A PART OF THE COMMERCIAL PROPERTY OR THE NONCONDOMINIUM PROPERTY.

SUBJECT TO THE FOLLOWING, IF ANY:

General real estate taxes not due and payable at the time of Closing; covenants, conditions and restrictions of record, building lines and easements so long as they do not interfere with the current use and enjoyment of the Real Estate.