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Doc#: 2030207157 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 10/28/2020 08:50 AM Pg: 1 of 3

Dec ID 20200901604601
ST/CO Stamp 0-493-839-840 ST Tax \$235.00 CO Tax \$117.50
City Stamp 0-048-719-328 City Tax: \$2,467.50

WARRANTY DEED ILLINOIS STATUTORY

884452 10/2

THE GRANTOR, Kimberly Kotulski, ^{a Single woman} of Chicago, Illinois of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to Matthew Goldstein, ^{an unmarried man} of the City of Chicago, State of Illinois, County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit 'A' attached hereto and made a part hereof

SUBJECT TO: covenants, conditions and restrictions of record, public and utility easements and roads and highways.

***This is not homestead property


STEWART TITLE
700 E. Diehl Road, Suite 180
Naperville, IL 60563

Permanent Real Estate Index Number: 17-04-445-017-1012

Address of Real Estate: 849 N. Franklin Street, Condo 413, Chicago IL 60610

Dated this 10 day of September, 2020.

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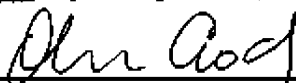
Kimberly Kotulski

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY THAT, Kimberly Kotulski**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 16th day of September, 2020.





Notary Public

My commission expires on March 6, 2022, 2022.

Prepared By:
Pamela Visvardis
1030 Higgins, Suite 101
Park Ridge, IL 60068

Mail To:

M. DURENHEER
2 WHITE BARN
VERNON HILL IL 60061

Name & Address of Taxpayer:

TAXPAYER ST.
849 N FRANKLIN # 413
CHICAGO IL 60610

REAL ESTATE TRANSFER TAX	24-Sep-2020
CHICAGO:	1,762.50
CTA:	705.00
TOTAL:	2,467.50 *

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

REAL ESTATE TRANSFER TAX	24-Sep-2020
COUNTY:	117.50
ILLINOIS:	235.00
TOTAL:	352.50

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EXHIBIT "A"

LEGAL DESCRIPTION

Parcel 1:

Dwelling Unit 413 in the Parc Chestnut Condominium, as delineated on a Survey of the following described Tract of Land:

Sub-Parcel 1:

Lots 10 to 18 in Storr's Subdivision of Block 30 in Johnston, Roberts and Storr's Addition to Chicago in Section 4, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Sub-Parcel 2:

The West 26 feet of Lot 3, all of Lots 4 to 10 and the West 26 feet of Lot 11 on the Subdivision of Block 31 in Johnston, Roberts and Storr's Addition to Chicago in Section 4, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Sub-Parcel 3:

All of the North-South 10 Foot Wide Vacated Alley lying West of and adjoining the West line of Lots 4 and 10 and said West West line of Lots 4 Produced North 18 feet and lying East of and adjoining the East line of Lots 5 to 9 also all of the East-West 18 Foot wide Vacated Alley lying South of and adjoining then South line of Lot 10, lying North of and adjoining the North line of Lots 4 and lying West of and adjoining the West line of the East 18 feet of said Lot 4 Produced North 18 feet all in the Subdivision of Block 31 in Johnston, Roberts and Storr's Addition to Chicago in Section 4, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Sub-Parcel 4:

All of the East-West 18 foot Wide Vacated Alley South of the South line of Lots 10 and the West 26 feet of Lot 11, lying North of the North Line of Lot 4 and the West 26 feet of Lot 3, lying West of a line extending North from the Northeast Corner of the West 26 feet of said Lot 3 to the Southeast Corner of the West 26 feet of said Lot 11 and lying East of the Northerly extension of the West line of the West 18 feet of Lot 4, all in Johnston, Roberts and Storr's Addition to Chicago in Section 4, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois;

Which Survey is attached as Exhibit "C" to the Declaration of Condominium Ownership for Parc Chestnut Condominium Recorded as Document Number 0813910107 together with its undivided percentage interest in the common elements, as amended from time to time.

Parcel 2:

The Exclusive right to the use of Garage Space 127, a limited common elements, as delineated and defined in the Declaration.

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