

# UNOFFICIAL COPY

Doc#: 2106234022 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 03/03/2021 10:48 AM Pg: 1 of 3

WARRANTY DEED  
ILLINOIS STATUTORY  
INDIVIDUAL

Dec ID 20210201633683  
ST/CO Stamp 0-618-427-408 ST Tax \$719.00 CO Tax \$359.50  
City Stamp 1-994-904-592 City Tax: \$7,549.50

**FIRST AMERICAN TITLE**  
**FILE #** AF1002556

Preparer File: 904.0432  
FATIC No.: AF1002556

THE GRANTORS, JAMES E. DION, as to Parcel A and JAMES E. DION and STEFANIA DION, husband and wife, as to Parcel B, of 300 W. Grand Avenue, Unit 505, Chicago, IL 60654, for and in consideration of TEN DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT to DANIEL J SCHUETTE, an unmarried man of 300 W. Grand Avenue, Unit 212, Chicago, IL 60654, 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**

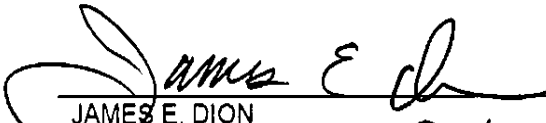
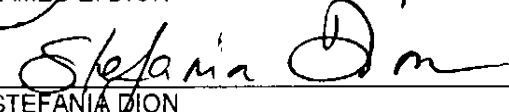
SUBJECT TO: Covenants, conditions and restrictions on record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

This is not homestead property.

Permanent Real Estate Index Number(s): 17-09-236-019-1033 (Parcel A)  
17-09-236-026-1211 (Parcel B)

Address(es) of Real Estate: 300 W. Grand Avenue, Unit 408 and ~~B445~~  
Chicago, IL 60654

Dated this 8<sup>th</sup> day of Feb, 20 21

  
\_\_\_\_\_  
JAMES E. DION  
  
\_\_\_\_\_  
STEFANIA DION



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STATE OF Illinois, COUNTY OF Cook SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT JAMES E. DION and STEFANIA DION, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said 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 official seal this 8 day of February, 20 21.



*[Signature]*  
\_\_\_\_\_  
Notary Public

Prepared by:  
Lawrence C. Cassano  
Cassano & Associates  
1240 Iroquois Avenue - Suite 210  
Naperville, IL 60563

Mail to:  
Harley Rosenthal  
Rosenthal Law Group, LLC  
3700 W. Devon, Suite E  
Lincolnwood, IL 60712

Name and Address of Taxpayer:  
DANIEL SCHUETTE  
300 W. Grand Avenue, Unit 408  
Chicago, IL 60654

PROPERTY OF COOK COUNTY CLERK'S OFFICE



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## Exhibit "A" – Legal Description

### PARCEL A:

**PARCEL 1: UNIT NUMBER 408 IN THE 300 WEST GRAND AVENUE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:**

**PART OF BLOCK 8 IN BUTLER, WRIGHT AND WEBSTER'S ADDITION TO CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 98548808, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.**

**PARCEL 2: EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR SUPPORT, UTILITIES, ENCROACHMENTS, INGRESS AND EGRESS, MAINTENANCE, COMMON WALLS AND STORAGE AND OTHER USES MORE SPECIFICALLY SET FORTH IN THE 300 WEST GRAND, CHICAGO, ILLINOIS DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT NUMBER 96179367 AND AS AMENDED AND RESTATED BY INSTRUMENT RECORDED AS DOCUMENT NUMBER 98546877.**

**PARCEL 3: THE EXCLUSIVE RIGHT TO USE PARKING SPACE 20 LOCATED ON THE FOLLOWING DESCRIBED LAND FOR THE PURPOSES OF PARKING VEHICLES AND INGRESS AND EGRESS THERETO, AS CREATED BY PARKING AGREEMENT RECORDED AS DOCUMENT NUMBER 98548809 AS AMENDED AND SHOWN ON THE SITE PLAN ATTACHED THERETO, AND THE UNIT OWNER AGREEMENT RECORDED AS DOCUMENT NUMBER 99174862, SAID LAND DESCRIBED AS FOLLOWS: LOTS 14, 15, 16, 17 AND 18 IN BLOCK 8 IN BUTLER, WRIGHT AND WEBSTER'S ADDITION TO CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN.**

### PARCEL B:

**PARCEL 1: PARKING SPACE P113, IN THE GRAND ORLEANS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:**

**LOTS 14, 15, 16, 17 AND 18 IN BLOCK 8 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 SURVEY IS ATTACHED AS EXHIBIT E TO THE DECLARATION OF CONDOMINIUM RECORDED A DOCUMENT NUMBER 0529327126, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.**

**PARCEL 2: EASEMENTS APPURTENANT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED OCTOBER 20, 2005 AS DOCUMENT NUMBER 0529327126, FOR STRUCTURAL SUPPORT, FOR INGRESS AND EGRESS, FOR ACCESS TO AND MAINTENANCE OF FACILITIES, AND FOR ENCROACHMENTS, COMMON WALLS, FLOORS AND CEILINGS OVER THE LAND DESCRIBED THEREIN. (SAID LAND COMMONLY REFERRED TO AS THE COMMERCIAL PROPERTY).**

