

UNOFFICIAL COPY

PT21-68829

1 of 3

Doc#: 2109803000 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/08/2021 07:07 AM Pg: 1 of 2

Dec ID 20210301657729
ST/CO Stamp 0-143-993-360 ST Tax \$1,155.00 CO Tax \$577.50
City Stamp 1-589-389-840 City Tax: \$12,127.50

AFTER RECORDING MAIL TO:

John Mantas
Skoubis & Mantas LLC
1300 West Higgins Road, Suite 209
Park Ridge IL 60068

SEND SUBSEQUENT TAX BILLS TO:

John J. Foley
330 N. Jefferson Street Unit 2304
Chicago, IL 60661

Above Space for Recorder's Use Only

WARRANTY DEED

Statutory (ILLINOIS)
General

THE GRANTOR, RANDY PEACH, married to TIAYA PEACH, of the City of Chicago, County of Cook, State of IL, for and in consideration of Ten Dollars and No Cents (\$10.00), in hand paid, Convey and Warrant to GRANTEE, JOHN J. FOLEY, of Cas E. Lewis from APP 236, Boston, MA 02110 (insert current address), the following described Real Estate, situated in the County of Cook in the State of Illinois, in fee simple absolute, to wit:

LEGAL DESCRIPTION

PARCEL 1: UNIT 2304, PARKING SPACE P-150 AND PARKING SPACE P-50 IN KINZIE STATION CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: THAT PART OF LOTS 1 TO 11, BOTH INCLUSIVE IN BLOCK 11 IN CANAL TRUSTEE'S SUBDIVISION OF LOTS AND BLOCKS IN THE ORIGINAL TOWN OF CHICAGO IN THE SOUTHWEST 1/4 OF SECTION 09, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 31, 1848 AND RE-RECORDED SEPTEMBER 24, 1877 AS DOCUMENT NUMBER 151607, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 10, 2000 AS DOCUMENT NUMBER 00332543 AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS FOR THE NON-EXCLUSIVE BENEFIT OF PARCEL 1 DESCRIBED ABOVE AS CREATED BY THE DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS DATED OCTOBER 20, 1999 RECORDED OCTOBER 21, 1999 AS DOCUMENT NUMBER 99992382 OVER THE LAND DESCRIBED THEREIN, IN COOK COUNTY, ILLINOIS.

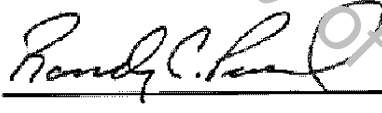

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COMMONLY KNOWN AS: 330 North Jefferson Street Unit 2304, P-050 & ~~P-150~~ ^{P-150} 
Chicago, IL 60661

Permanent Index Number: 17-09-302-011-1155; 17-09-302-011-1191; 17-09-302-011-1257

SUBJECT TO: covenants, conditions and restrictions of 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.

IN WITNESS WHEREOF, Grantors have signed and sealed this Warranty Deed this 19th day of February 2021.

<p>GRANTOR</p>  <p>RANDY PEACH</p>	<p><i>Grantor's spouse releasing any rights of homestead.</i></p>  <p>TIAYA PEACH</p>
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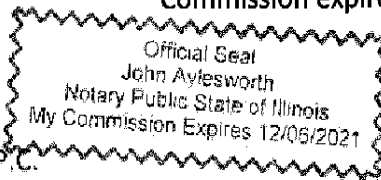
STATE OF ILLINOIS
COUNTY OF COOK

I, the undersigned, a notary public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY THAT, Randy Peach and Tiaya Peach, personally known to me to be the same persons whose names 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.

Given under my hand and official seal, this 19th day of February 2021.

NOTARY PUBLIC

This instrument was prepared by:
Law Office of Michael H. Wasserman, P.C.
105 West Madison Street, Suite 401
Chicago, Illinois 60602
(312) 726-1512
www.mhwasserman.com
info@mhwasserman.com



Commission expires: 12-6-2021