

UNOFFICIAL COPY

WARRANTY DEED

Individual

GRANTEE'S ADDRESS:

MAIL TAX BILL TO:

Steve Hoehne

200 W. Grand Ave., Unit 1602

Chicago, Illinois 60654

Doc#: 2120007174 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 07/19/2021 10:20 AM Pg: 1 of 2

Dec ID 20210701696931

ST/CO Stamp 2-054-036-752 ST Tax \$286.00 CO Tax \$143.00

City Stamp 0-534-315-792 City Tax: \$3,003.00

MAIL RECORDED DEED TO:

Attorney Robert A. Bosco

6550 North Northwest Highway, Ste 300

Chicago, Illinois 60631

THE GRANTORS, **BRIAN C. BIANCO AND KATHLEEN L. BIANCO**, a husband and wife, of Chicago, Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, **CONVEY AND WARRANT** to **STEVE HOEHNE**, of 200 W. Grand Ave. Unit 1602, all right, title, and interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

4 on unrecorded plan

PARCEL 1: UNIT NOS. 1602 AND P49, IN THE GRAND ON GRAND CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 1, 2, 3, 4, 5 AND THE SOUTH HALF OF LOT 6 IN BLOCK 13 IN NEWBERRY'S ADDITION TO CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH EASEMENT FOR THE BENEFIT OF THE AFORESAID LAND AS CREATED BY EASEMENT AGREEMENT MADE BY AND BETWEEN UPTOWN NATIONAL BANK OF CHICAGO AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 13, 2001 AND KNOWN AS TRUST NUMBER 01-104 AND GRAND WELLS DEVELOPMENT, LLC DATED APRIL 17, 2001 AND RECORDED/FILED APRIL 23, 2001 AS DOCUMENT NO. 0010327821; WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0416834048 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 INGRESS, USE AND ENJOYMENT AS CREATED BY AND SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR RECIPROCAL EASEMENTS RECORDED AS DOCUMENT NUMBER 0416834047.

Permanent Index Number: 17-09-237-025-1025 and 17-09-237-025-1144

Property Address: 200 W. Grand Ave., Unit 1602, Chicago, Illinois 60654

Subject, however, to the general real estate taxes not due and payable at the time of Closing, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

DATED this 18th day of June, 2021.



BRIAN C. BIANCO



KATHLEEN L. BIANCO

**FIDELITY NATIONAL TITLE
OC21020310**

