

UNOFFICIAL COPY

BT 2210021-00357

WARRANTY DEED (2/3)

Statutory (Illinois)
(Corporation to Individual)



Doc# 2123901126 Fee \$93.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/27/2021 02:55 PM PG: 1 OF 4

Above Space for Recorder's Use Only

40 APPLE RIDGE RD, DANBURY CT 06810

THE GRANTOR(S) Cartus Corporation, a corporation created and existing under and by virtue of laws of the State of Delaware and duly authorized to transact business in the State of Illinois, for and in consideration of Ten and no/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEY(S) and WARRANT(S) to:

JARED NIEC AND MICHELLE JEREZANO

Not as joint tenants with rights of survivorship, nor as tenants in common, but as TENANTS BY THE ENTIRETY, the following described Real Estate situated in the County of Will in the State of Illinois, to wit:

LEGAL DESCRIPTION ATTACHED AND MADE A PART HEREOF

TO HAVE AND TO HOLD said premises as husband and wife, not as Joint Tenants, nor as Tenants in Common but as TENANTS BY THE ENTIRETY forever.

SUBJECT TO: General taxes for 2021 and subsequent years and (SEE ATTACHED)

Permanent Real Estate Index Number(s): ¹⁰²³ 17-04-324-104-~~0423~~ & 17-04-324-104-1131

Address(es) of Real Estate: 873 North Larrabee Street, Unit 311, Chicago, Illinois 60610

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to there presents by its Assistant Vice President Authorized Agent, and attested by its Assistant Vice President, Authorized Agent, this 26 day of July, 2021.

(IMPRESS CORPORATE SEAL HERE)

CARTUS CORPORATION

By:

Attest:

S Y
P 4
S Y-1
M
SC
E
INTER

REAL ESTATE TRANSFER TAX	12-Aug-2021
CHICAGO:	2,887.50
CTA:	1,155.00
TOTAL:	4,042.50 *



17-04-324-104-1023 | 20210801630674 | 0-746-198-800

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

UNOFFICIAL COPY

Warranty Deed
CORPORATE TO INDIVIDUAL

TO

REAL ESTATE TRANSFER TAX

26-Aug-2021



COUNTY: 192.50

ILLINOIS: 385.00

TOTAL: 577.50

17-04-324-104-1023

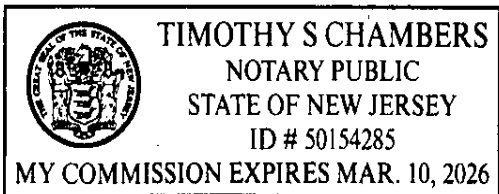
20210801630674 | 0-309-163-792

State of _____, County of _____ ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Katrina Baradji personally know to me to be the Assistant Vice President Authorized Agent of Cartus Corporation and Timothy S Chambers personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed and delivered said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act of the corporation, for the uses and purposes therein set forth.

IMPRESS NOTARY SEAL HERE

Given under my hand and official seal, this 26th day of July, 2021

Commission expires MARCH 10th, 2026



Timothy S Chambers NOTARY PUBLIC

This instrument was prepared by: Peter L. Marx, 7104 West Addison, Chicago, Illinois 60634, (773)283-8960

~~MAIL TO:~~ AND

SEND SUBSEQUENT TAX BILLS TO:
GRANTEES ADDRESS

After Recording Return To:

Burnet Title - Post Closing
1301 W. 22nd Street (Suite 5) O
Oak Brook, IL 60523

(Address)

(City, State and Zip)

Michelle JEREZANO
(Name)

873 N. LaSalle St, #311
(Address)

Chicago, IL 60610
(City, State and Zip)

UNOFFICIAL COPY

Burnet File Number: 2210021-00357

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

UNITS 311 AND P-59 IN THE LARRABEE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE FOLLOWING FOUR PARCELS ALL TAKEN AS A TRACT: PARCEL 1; THE NORTH 25 FEET OF LOT 6 (EXCEPT THAT PART THEREOF TAKEN AND USED FOR ALLEY) IN THE SUBDIVISION BY PETER HUGEL AND OTHERS OF PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; PARCEL 2; LOTS 5, 6 AND 7 IN OHMS SUBDIVISION OF LOTS 1 AND 12 IN MACKUBIN'S SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART OF SAID LOTS TAKEN OR USED FOR ALLEY) IN COOK COUNTY, ILLINOIS; PARCEL 3; SUBLOTS 8 AND 9 (EXCEPT RESPECTIVE PARTS IN ALLEY) IN THE SUBDIVISION OF LOTS 1 AND 12 IN MACKUBIN'S SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; PARCEL 4; LOT 2 (EXCEPT THE NORTH 25 FEET AND EXCEPT ALLEY) MACKUBIN'S SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTH WEST QUARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, EXCEPTING THEREFROM THAT PART LYING ABOVE AN ELEVATION OF 13.51 FEET AND BELOW AN ELEVATION OF 27.51 FEET, CHICAGO CITY DATUM, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT; THENCE SOUTH, ALONG THE WEST LINE OF SAID TRACT, 28.05 FEET TO THE INTERIOR FACE AND ITS EXTENSION OF A WALL; THENCE EAST, ALONG SAID INTERIOR FACE AND ITS EXTENSION, 1.42 FEET TO THE INTERIOR FACE OF A WALL AND THE POINT OF BEGINNING; THENCE FOLLOWING THE INTERIOR FACES OF THE WALLS THE FOLLOWING COURSES AND DISTANCES, EAST, 41.00 FEET, SOUTH 0.70 FEET, EAST 0.50 FEET, SOUTH 14.53 FEET, WEST, 8.30 FEET, SOUTH, 18.67 FEET, EAST, 8.30 FEET SOUTH, 24.03 FEET, WEST, 7.35 FEET, SOUTH, 26.63 FEET, SOUTHEASTERLY, 3.65 FEET, SOUTHWESTERLY, 6.00 FEET, SOUTHEASTERLY, 4.10 FEET, SOUTH, 14.81 FEET, WEST, 2.23 FEET, SOUTH, 20.47 FEET, EAST, 7.78 FEET, SOUTH, 11.95 FEET, SOUTH, 11.95 FEET, EAST, 0.10 FEET, SOUTH, 19.82 FEET, WEST, 0.27 FEET, SOUTH, 11.85 FEET, WEST, 40.75 FEET, NORTH, 12.19 FEET, EAST, 2.50 FEET, NORTH, 10.80 FEET, WEST, 2.50 FEET, NORTH, 27.54 FEET, EAST, 2.50 FEET, NORTH, 46.50 FEET, WEST, 2.50 FEET, NORTH, 29.17 FEET, EAST, 2.50 FEET, NORTH, 18.45 FEET, WEST, 2.50 FEET, NORTH, 23.23 FEET, EAST, 6.00 FEET, NORTH, 27.41 FEET, WEST, 6.00 FEET, NORTH, 6.22 FEET TO THE POINT OF BEGINNING.

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0611134077, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE AND

UNOFFICIAL COPY

Burnet File Number: 2210021-00357

ENJOYMENT AS CREATED BY DECLARATION RECORDED AS DOCUMENT NUMBER 0611134076.

Permanent Index Number(s): 17-04-324-104-1023, 17-04-324-104-1131

Property of Cook County Clerk's Office