

# UNOFFICIAL COPY

Doc# 2123908015 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 08/27/2021 09:28 AM Pg: 1 of 4

THIS DOCUMENT WAS  
PREPARED BY:

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1327646 J.B.  
KJM

Dec ID 20210801632979  
ST/CO Stamp 1-807-660-816 ST Tax \$550.00 CO Tax \$275.00  
City Stamp 0-233-285-392 City Tax: \$5,775.00

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## WARRANTY DEED

THIS INDENTURE is made as of this 9th day of August, 2021 by and between **Andrea L. Young, an unmarried person**, of the City of Chicago, State of Illinois ("Grantor"), and **Judith Kuempel and Bernard Kuempel; Husband and Wife**, of the City of Chicago, State of Illinois (collectively, the "Grantees"). *Tenants by the Entirety*

WITNESSETH, that Grantor, for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, to it in hand paid by Grantees, the receipt of which is hereby acknowledged, does by these presents CONVEYS AND WARRANTS unto Grantees, 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



SUBJECT TO: General real estate taxes not yet due and payable at the time of closing; covenants, conditions and restrictions of record; building lines and easements, if any; and public and utility easements.

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

Permanent Real Estate Tax Number: 17-04-445-017-1113  
Address of Real Estate: 849 N Franklin St, Unit 818, Chicago, IL 60610

SIGNATURE PAGE FOLLOWS

REAL ESTATE TRANSFER TAX	11-Aug-2021
	<b>CHICAGO:</b> 4,125.00
	<b>CTA:</b> 1,650.00
	<b>TOTAL:</b> 5,775.00 *

REAL ESTATE TRANSFER TAX	24-Aug-2021
	<b>COUNTY:</b> 275.00
	<b>ILLINOIS:</b> 550.00
	<b>TOTAL:</b> 825.00

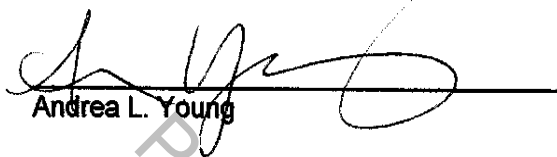
17-04-445-017-1113 | 20210801632979 | 0-233-285-392

17-04-445-017-1113 | 20210801632979 | 1-807-660-816

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

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IN WITNESS WHEREOF, Grantors aforesaid have signed and sealed this Deed this 9 day of August, 2021.

  
Andrea L. Young

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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 Andrea L. Young, 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 signed, sealed and delivered this said instrument as free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

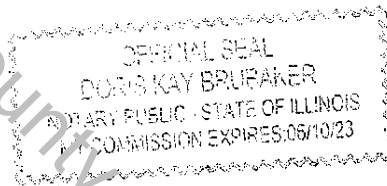
GIVEN under my hand and official seal, this 9th day of August, 2021.

Doris Kay Brubaker  
Notary Public

Commission expires:

**Send Subsequent Tax Bills To:**

Bernard Kuempel  
844 N. Franklin Street, #818  
Chicago IL 60610



**After Recording Return To:**

Fuksa Khorshid, LLC  
200 W Superior Street  
Suite 410  
Chicago IL 60654

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## Exhibit A - Legal Description

### Parcel 1:

Unit Number 818 in the Parc Chestnut Condominium as delineated on a Survey of the following described 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 line of Lot 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 the South line of Lot 10, lying North of and adjoining the North line of Lot 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 lying 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 Recorded as Document Number 0613910107, as amended; together with its undivided percentage interest in the common elements in Cook County Illinois.

### Parcel 2:

The Exclusive right to the use of Garage Space 152T, a limited common element, as delineated and defined in the Declaration of Condominium aforesaid.