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Doc#: 2126410266 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/21/2021 02:27 PM Pg: 1 of 4

After Recording Mail To:
Diane Corbett and David Corbett
653 N Kingsbury Street, Unit 1501
Chicago, Illinois, 60654

Dec ID 20210501644363
ST/CO Stamp 1-485-675-792 ST Tax \$623.00 CO Tax \$311.50
City Stamp 1-647-308-048 City Tax: \$6,541.50

SEND SUBSEQUENT TAX BILLS TO:
Diane Corbett and David Corbett
653 N Kingsbury Street, Unit 1501
Chicago, Illinois, 60654

This instrument was prepared by:
Boiko & Osinski, P.C.
3447 N. Lincoln Ave., Chicago, Illinois, 60657
Phone # 773-250-6100

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1/2

FIDELITY NATIONAL TITLE SPECIAL WARRANTY DEED (Illinois)

OC 21018179


THIS AGREEMENT, made this 2nd day of May, 2021, between **Chalet Properties IV, LLC** whose address **323 Fifth Street, Eureka, CA 95501**, the Grantor, and **Diane Corbett and David Corbett**, whose address will be **653 N Kingsbury Street, Unit 1501, Chicago, Illinois, 60654**, the Grantee, WITNESSETH, that the Grantor, for and in consideration of the sum of **Six Hundred Twenty-Three Thousand and 00/100 Dollars (\$623,000.00)** and other valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, and these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, and to its heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:



LEGAL DESCRIPTION: SEE ATTACHED LEGAL DESCRIPTION

Permanent Real Estate Numbers: **17-09-127-045-1050**
Address of the Real Estate: **653 N Kingsbury Street, Unit 1501, Chicago, Illinois, 60654**

Together with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the said premises as above described, with the appurtenances, unto the Grantee, its heirs and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it **WILL WARRANT AND DEFEND** as to matters of title.

REAL ESTATE TRANSFER TAX		09-JUL-2021
	CHICAGO:	4,672.50
	CTA:	1,869.00
	TOTAL:	6,541.50 *

REAL ESTATE TRANSFER TAX		09-JUL-2021
	COUNTY:	311.50
	ILLINOIS:	623.00
	TOTAL:	934.50

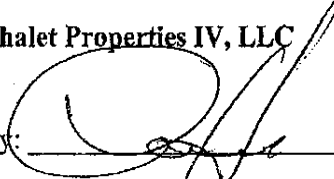
17-09-127-045-1050 | 20210501644363 | 1-647-308-048

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

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IN WITNESS WHEREOF, said the Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Director, the day and year first above written.

Chalet Properties IV, LLC

By: 

Print Name: ALLISON HOLLAND

STATE OF CALIFORNIA)
) ss.
COUNTY OF HUMBOLDT)

I, _____, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that _____, 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 severally acknowledged that as such _____, of **Chalet Properties IV, LLC**, signed and delivered the 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 deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 25th day of June, 2021.

Notary Public

My Commission Expires:

Property of Colusa County Clerk's Office
Please See the attached Notarial certificate.
Thank you.

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CALIFORNIA ACKNOWLEDGEMENT

Attached to and made a part of: Special Warranty Deed

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of CALIFORNIA)
County of HUMBOLDT)

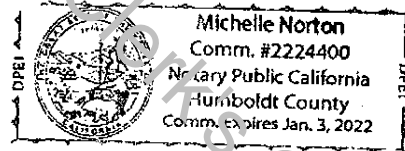
On Sept. 7, 2021 before me, ALLISON HOLLAND, Notary Public,
Personally appeared MICHELLE NORTON, who proved to me on the basis of
satisfactory evidence to be the person whose name is subscribed to the within instrument and
acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her
signature on the instrument the person, or the entity upon behalf of which the person acted, executed
the instrument.

I certify under **PENALTY OF PERJURY** under the laws of the State of California that the
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Michelle Norton



Office

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EXHIBIT "A"

PARCEL 1:

UNIT 1501 AND PARKING SPACE 67, A LIMITED COMMON ELEMENT, IN THE KINGSBURY ON THE PARK CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: ALL THAT PARTS OF LOTS 4 AND 5 IN THE NORTH 1/2 BLOCK 1 IN THE ASSESSOR'S DIVISION OF THAT PART SOUTH OF ERIE STREET AND EAST OF THE CHICAGO RIVER OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0318227049, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF LIMITED COMMON ELEMENT KNOWN AS PARKING SPACE P-67 AS DELINEATED AND DEFINED IN THE DECLARATION, AFORESAID.

Permanent Real Estate Numbers: 17-09-127-045-1050

Address of the Real Estate: 653 N Kingsbury Street, Unit 1501, Chicago, Illinois, 60654