

# UNOFFICIAL COPY

Atlas Title & Escrow  
Date 11-20-2021

Doc#: 2133015072 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 11/26/2021 02:29 PM Pg: 1 of 3

## WARRANTY DEED ILLINOIS STATUTORY

Dec ID 20211101645340  
ST/CO Stamp 1-909-932-688 ST Tax \$375.00 CO Tax \$187.50  
City Stamp 1-912-619-664 City Tax: \$3,937.50

TRUE COPY

Property of Cook County Recorder's Office

(The Above Space for Recorder's Use Only)

THE GRANTORS, James Yates and Christopher G. Althoff, married to each other, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to Stefanny Franco, a Single Person of 365 N. Halsted St, Chicago, IL 60661, County of Cook, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:


### PARCEL 1:



UNIT 603 IN THE 757 ORLEANS AT CHICAGO CONDOMINIUM, AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: PART OF LOTS 6, 7, 8, 9, 10, 11, 12 AND 13 IN BLOCK 17 IN BUTLER, WRIGHT AND WEBSTER'S ADDITION TO CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "E" TO DECLARATION OF CONDOMINIUM MADE BY 327 CHICAGO, L.L.C. AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 0829718073, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNITS, AS SET FORTH IN THE DECLARATION, AS AMENDED FROM TIME TO TIME.

### PARCEL 2:

PERPETUAL AND EXCLUSIVE EASEMENT FOR PARKING PURPOSES IN AND TO PARKING SPACE NO. P56, AND STORAGE SPACE NO. S112A, LIMITED COMMON ELEMENTS, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS. PARCEL 3: NON-EXCLUSIVE PERPETUAL EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED OCTOBER 23, 2008 AS DOCUMENT NUMBER 0829718074 FOR INGRESS AND EGRESS IN, OVER, ON ACROSS AND THROUGH THE NON-CONDOMINIUM PROPERTY FOR ACCESS PURPOSES TO STRUCTURAL SUPPORTS AND ANY FACILITIES OR UTILITIES LOCATED IN OR CONSTITUTING A PART OF THE COMMERCIAL PROPERTY OR THE NON-CONDOMINIUM PROPERTY.

Permanent Index Number(s): 17-09-201-018-1003

REAL ESTATE TRANSFER TAX		23-Nov-2021
	CHICAGO:	2,812.50
	CTA:	1,125.00
	<b>TOTAL:</b>	<b>3,937.50 *</b>

REAL ESTATE TRANSFER TAX		23-Nov-2021
 	COUNTY:	107.50
	ILLINOIS:	375.00
	<b>TOTAL:</b>	<b>582.50</b>

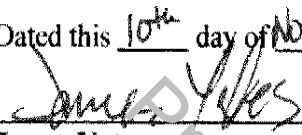
# UNOFFICIAL COPY

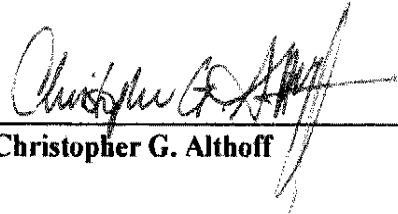
**Property Address:** 757 N. Orleans St, Unit #603, Chicago, IL 60654

**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.

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

Dated this 10<sup>th</sup> day of November, 2021.

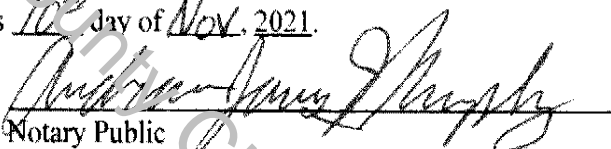
  
\_\_\_\_\_ **James Yates**

  
\_\_\_\_\_ **Christopher G. Althoff**

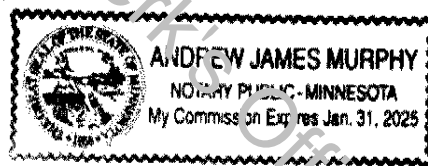
STATE OF Minnesota )  
 ) SS,  
COUNTY OF Hennepin )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT James Yates and Christopher G. Althoff 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 in the instrument as their 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 notarial seal, this 10<sup>th</sup> day of Nov, 2021.

  
\_\_\_\_\_ **Notary Public**

THIS INSTRUMENT PREPARED BY  
ARK Attorneys, LLC  
1000 N. Milwaukee Ave., Suite 100  
Chicago, IL 60642



MAIL TO:

Dreyfus Law Group  
2040 N. Harlem Ave  
Elmwood Park, IL 60707

SEND SUBSEQUENT TAX BILLS TO:

Stefanny Franco  
757 N. Orleans St, Unit #603  
Chicago, IL 60654

# UNOFFICIAL COPY

## Exhibit "A" Property Description

Situated in the County of Cook, State of Illinois, to wit:

Parcel 1:

Unit 603 in the 757 Orleans at Chicago Condominium, as delineated on Plat of survey of the following described parcel of real estate:

Part of Lots 6, 7, 8, 9, 10, 11, 12 and 13 in Block 17 in Butler, Wright and Webster's Addition to Chicago in Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Which Plat of survey is attached as exhibit "E" to declaration of condominium made by 327 Chicago, L.L.C. And recorded in the office of the recorder of Deeds, Cook County, Illinois, as Document Number 0829718073, together with an undivided interest in the common elements appurtenant to said units, as set forth in the declaration, as amended from time to time.

Parcel 2:

Perpetual and exclusive easement for parking purposes in and to Parking Space No. P56, and Storage Space No. S112A, limited common elements, as set forth and defined in said Declaration of Condominium and survey attached thereto, in Cook County Illinois.

Parcel 3:

Non-exclusive perpetual easements appurtenant to and for the benefit of parcel 1 as created by the Declaration of covenants, conditions, restrictions and easements recorded October 23, 2008 as Document Number 0829718074 for Ingress and egress in, over, on across and through the non-condominium property for access purposes to structural supports and any facilities or utilities located in or constituting a part of the Commercial Property or the Non-Condominium Property.