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Doc# 2134912142 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/15/2021 03:46 PM Pg: 1 of 3

Dec ID 20211201662494
ST/CO Stamp 1-455-458-960 ST Tax \$471.00 CO Tax \$235.50
City Stamp 2-129-758-864 City Tax: \$4,945.50

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTORS HELOISA COLUSSI and CHRISTOPHER T. KATSULIS a/k/a Chris Katsulis, a married couple of Chicago, IL, in consideration of Ten and 00/100s Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEY and WARRANT to KEVIN HSU of 720 South Wells Street, Chicago, Illinois, a fee simple interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

PARCEL 1:

UNIT 603 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 630 N. FRANKLIN CONDOMINIUMS AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0529303035 IN THE NORTHEAST 1/4 OF SECTION 9 TOWNSHIP 39 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK, COUNTY, ILLINOIS.

PARCEL 2:

UNIT P-142 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 630 N. FRANKLIN CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0529303035, IN THE WEST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

SUBJECT TO: General real estate taxes for 2021 and subsequent years not due and payable at the time of Closing; covenants, conditions and restrictions of record; building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the property



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


Permanent Real Estate Index Number: Parcel 1: 17-09-222-020-1045; Parcel 2: 17-09-222-020-1311

Address of Real Estate: 630 North Franklin Street, Unit 603, Chicago, IL 60654

Dated this 3rd day of December, 2021.

Baird & Warner Title Services, Inc
475 North Martingale
Suite 120
Schaumburg, IL 60173

REAL ESTATE TRANSFER TAX		14-Dec-2021	
	COUNTY:	235.50	
	ILLINOIS:	471.00	
	TOTAL:	706.50	
17-09-222-020-1045 20211201662494 1-455-458-960			

REAL ESTATE TRANSFER TAX		14-Dec-2021	
	CHICAGO:	3,532.50	
	CTA:	1,413.00	
	TOTAL:	4,945.50 *	
17-09-222-020-1045 20211201662494 2-129-758-864			
* Total does not include any applicable penalty or interest due.			

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Christopher T. Katsulis
Christopher T. Katsulis, as owner of Parcel 1
and Parcel 2

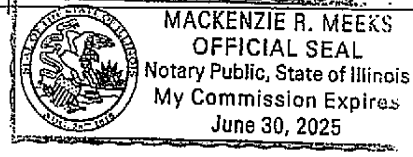
Heloisa Colussi*
Heloisa Colussi, as owner of Parcel 1; to waive
homestead interest of Parcel 2

STATE OF ILLINOIS)
COUNTY OF Cook) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY that Christopher T. Katsulis, 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 he signed, sealed and delivered the said instrument as his 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 3rd day of December 2021

Mackenzie R. Meeks (Notary Public)

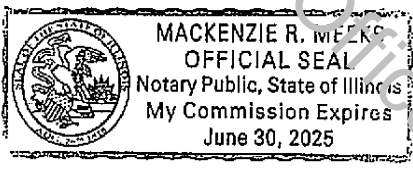


STATE OF ILLINOIS)
COUNTY OF Cook) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY that Heloisa Colussi, 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 she signed, sealed and delivered the said instrument as her 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 3rd day of December 2021

Mackenzie R. Meeks (Notary Public)



Prepared by:
Chilton Yambert & Porter LLP
303 West Madison, Suite 2300
Chicago, IL 60606

Mail to:
Kevin Hsu
630 North Franklin Street
Unit 603
Chicago, Illinois 60654

Name and Address of Taxpayer:
Kevin Hsu
630 North Franklin Street
Unit 603
Chicago, Illinois 60654

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Exhibit A

PARCEL 1:

UNIT 603 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 630 N. FRANKLIN CONDOMINIUMS AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0529303035 IN THE NORTHEAST 1/4 OF SECTION 9 TOWNSHIP 39 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK, COUNTY, ILLINOIS.

PARCEL 2:

UNIT P-142 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 630 N. FRANKLIN CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0529303035, IN THE WEST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PIN: 17-09-222-020-1045, 17-09-222-020-1311

For Informational Purposes only: 630 North Franklin Street, Unit 603, Chicago, IL 60654