

UNOFFICIAL COPY

Doc#: 2207425043 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/15/2022 02:59 PM Pg: 1 of 3

Dec ID 20220201618117
ST/CO Stamp 1-569-772-944 ST Tax \$576.00 CO Tax \$288.00
City Stamp 0-496-031-120 City Tax: \$6,048.00

WARRANTY DEED

AFTER RECORDING MAIL TO:

MAIL REAL ESTATE TAX BILL TO:
Matthew Michael Ball
757 N. Orleans St., Unit 512
Chicago, IL 60654

(Reserved for Recorders Use Only)

THE GRANTOR: Cameron McGuire, a married man to a non-title holding spouse, of 757 N. Orleans St., Unit 1512, Chicago, IL 60654, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to Matthew Michael Ball, unmarried man, of 3107 W. Armitage Ave, #3, Chicago, IL 60647, to have and to hold, the following described Real Estate, situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Commonly known as: 757 N. Orleans St., Unit 1512, Chicago, IL 60654
PIN: 17-09-201-018-1143

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

SUBJECT TO: (a) General real estate taxes not due and payable at the time of closing; (b) Special Assessments confirmed after Contract date; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Zoning laws and Ordinances; (e) Easements for public utilities.

CT 222 CW 764677

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Property of Cook County Clerk's Office

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DATED this 2 day of March, 2022.

Cameron McGuire
Cameron McGuire

Lindsey Szebeni
Lindsey Szebeni, signing solely to waive
her homesteads right

STATE OF Illinois)
COUNTY OF Cook)SS

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **Cameron McGuire and Lindsey Szebeni**, 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 individually acknowledged that he/she signed and delivered the said instrument as his/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 2 day of March, 2022.

[Signature]
Notary Public

NAME AND ADDRESS OF PREPARER:

David Frank
Attorney at Law
1211 Landwehr Rd.
Northbrook, IL 60062



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**CHICAGO TITLE
INSURANCE COMPANY**

LEGAL DESCRIPTION

Order No.: 22CNW764677NB

For APN/Parcel ID(s): 17-09-201-018-1143

PARCEL 1:

UNIT 1512 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 AND STORAGE PURPOSES IN AND TO PARKING SPACE NO. P178, AND STORAGE SPACE NO. S60A, 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,