

# UNOFFICIAL COPY

Doc#: 2208717011 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 03/28/2022 09:26 AM Pg: 1 of 4

**WARRANTY DEED  
ILLINOIS STATUTORY  
Statutory (ILLINOIS)**

Dec ID 20220301661860  
ST/CO Stamp 1-088-183-696 ST Tax \$379.00 CO Tax \$189.50  
City Stamp 1-838-914-960 City Tax: \$3,979.50

MAIL TO:

MARIE SEELEY  
3440 N. LAKE SHORE DR.  
UNIT 14D  
CHICAGO, IL 60657

NAME & ADDRESS OF TAXPAYER:

Mark Seely and Ross Haynes  
3440 N. Lake Shore Drive, Unit 14D  
Chicago, Illinois 60657

THE GRANTOR, **DIALECHI, LLC**, an Illinois limited liability company, with an address in the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten Dollars and 00/100 (\$10.00) and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to **Mark Seely** and **Ross Haynes, married to each other**, of \_\_\_\_\_, not as **Joint Tenants not as Tenants-in-Common, but as Tenants by the Entirety**, the following described real estate situated in the County of Cook, State of Illinois, to wit:

Legally described on Exhibit A attached hereto and made a part hereof.

Subject to: (i) covenants, conditions and restrictions of record; public and utility easements; (ii) acts done by or suffered through grantee; (iii) condominium association declaration and by-laws; (iv) Illinois Condominium Property Act; (v) general real estate taxes not yet due and payable at the time of closing; (vi) Possible rights of the Commonwealth Edison Company under and by virtue of the underground vault located mainly on the land north of and adjoining the land as disclosed by the plat of survey of B. A. Fenger, dated March 6, 1979 no. 79-3-3; (vii) Easement to maintain any underground improvements which encroach as created by declaration of reciprocal easements dated March 30, 1979 recorded April 27, 1979 as document 24937229; and (viii) Declaration of easements and covenants, (but omitting any such covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under chapter 42, section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons), executed by 3440 Lake Shore Drive Apartments and American National Bank and Trust Company of Chicago, a National Banking association, as trustee under trust agreement dated November 30, 1956 and known as trust number 12274 recorded April 27, 1979 as document 24937228

Permanent Index Number(s): 14-21-307-047-1144  
Property Address: 3440 N. Lake Shore Drive, Unit 14D, Chicago, Illinois 60657

[SIGNATURES ON FOLLOWING PAGES]

Chicago Title 22NW714 8197NTS 10122 SEELEY

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[SIGNATURE PAGE TO WARRANTY DEED]

IN WITNESS WHEREOF, the undersigned have executed this instrument as of this 23<sup>RD</sup> day of FEBRUARY, 2022

DIALECHI, LLC, an Illinois limited liability company

By: 

Name: Alexander Fick

Its: Member

By: 

Name: Konstantina Diana Katsiaras

Its: Member

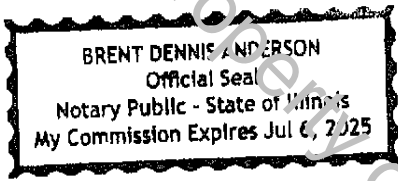
Property of Cook County Clerk's Office

# UNOFFICIAL COPY

STATE OF Illinois )  
COUNTY OF Lake ) ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Alexander Fick, a member of DIALECHI, LLC, an Illinois limited liability company, 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 he signed and delivered the instrument as said member and as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 23<sup>rd</sup> day of February, 2022.

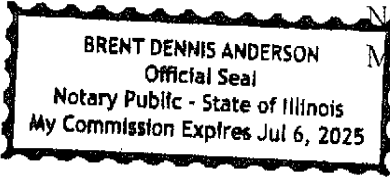


[Signature]  
Notary Public  
My commission expires on 07/06/2025

STATE OF Illinois )  
COUNTY OF Lake ) ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Konstantina Diana Katsiaras, a member of DIALECHI, LLC, an Illinois limited liability company, 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 she signed and delivered the instrument as said member and as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 23<sup>rd</sup> day of February, 2022.



[Signature]  
Notary Public  
My commission expires on 07/06/2025

NAME AND ADDRESS OF PREPARER: Debra B. Yale, Esq., 630 Dundee Road, Suite 220, Northbrook, Illinois 60062

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## EXHIBIT A LEGAL DESCRIPTION

UNIT NUMBER 14D, IN THE 3440 LAKE SHORE DRIVE CONDOMINIUM, AS  
DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL  
OF REAL ESTATE:

LOTS 1 AND 2, IN OWNERS DIVISION OF THAT PART OF LOT 26, (EXCEPT THE  
WESTERLY 200 FEET THEREOF), LYING WESTERLY OF SHERIDAN ROAD, IN THE  
SUBDIVISION OF BLOCK 16, IN HUNDLEY'S SUBDIVISION OF LOTS 3 TO 21 AND 33  
TO 37, IN PINE GROVE, IN FRACTIONAL SECTION 21, TOWNSHIP 40 NORTH, RANGE  
14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

WHICH SURVEY IS ATTACHED AS EXHIBIT 'D' TO THE DECLARATION OF  
CONDOMINIUM, RECORDED AS DOCUMENT 25106295; TOGETHER WITH ITS  
UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK  
COUNTY, ILLINOIS

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