

UNOFFICIAL COPY

Warranty Deed

ILLINOIS

Doc#: 2216517126 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/14/2022 02:59 PM Pg: 1 of 4

Dec ID 20220601635561
ST/CO Stamp 1-250-086-992 ST Tax \$377.00 CO Tax \$188.50
City Stamp 1-808-355-408 City Tax: \$3,958.50

FIDELITY NATIONAL TITLE
CH22012307

Above Space for Recorder's Use Only

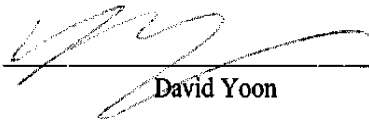
THE GRANTOR(S) David Yoon, unmarried and Mee Yoon, widowed and not since remarried of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(s) and WARRANT(s) to Adam M. Vanderwiel, unmarried and Stevie L. Watts, unmarried of 200 N. Jefferson St, Chicago IL, not as tenants in common, but as joint tenants, the following described Real Estate situated in the County of Cook in the State of Illinois to wit: *(See page 2 for legal description attached here to and made part hereof .)*, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes for 2021 and subsequent years; zoning laws and ordinances; covenants, conditions and restrictions of record and easements for the use of public utilities; acts done by or suffered through Buyer; homeowners or condominium association declaration and bylaws.

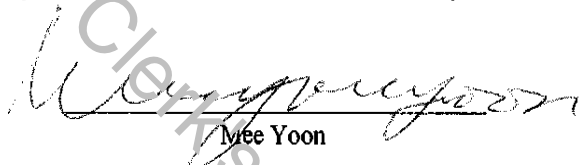
Permanent Real Estate Index Number(s): 13-35-208-032-1011, 13-35-208-032-1030

Address(es) of Real Estate: 3225 W Fullerton Ave Unit 3NE, and P2 Chicago Illinois 60647

Dated this 1st day, June, 2022.



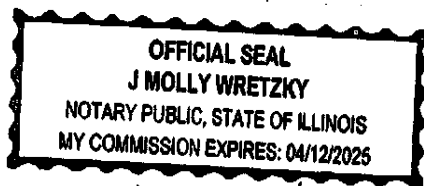
David Yoon

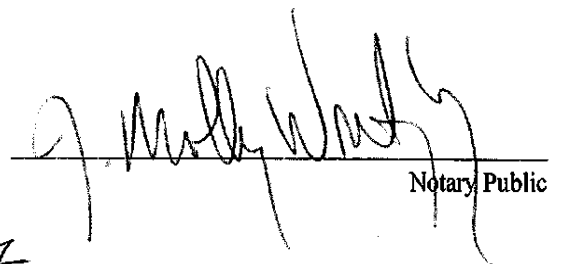


Mee Yoon

State of ILLINOIS, County of COOK. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that David Yoon and Mee Yoon personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her(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 official seal 06/01/2022.





Notary Public

FIDELITY NATIONAL TITLE CH22012307
18/2

UNOFFICIAL COPY

LEGAL DESCRIPTION

For the premises commonly known as: 3225 W Fullerton Ave Unit 3NE
Chicago, Illinois 60647

Legal Description:

UNIT 3NE AND P2 IN THE FULLERTON-KEDZIE CONDOMINIUM DEVELOPMENT AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 20 AND 21 IN SHIPMAN, BILL AND MERRILL'S SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS (EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY LYING BELOW AN ELEVATION OF 33.06 FEET (CCD)):

THAT PART OF LOT 20 IN BLOCK 1 IN SHIPMAN, BILL AND MERRILL'S SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF A BUILDING 0.99 FEET WEST AND 0.87 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 20 THEREFROM; THENCE SOUTHERLY 87.56 FEET ALONG THE EAST FACE OF SAID BUILDING TO THE FACE OF AN EAST-WEST WALL EXTENDED EASTERLY TO THE OUTSIDE FACE OF THE BUILDING; THENCE WESTERLY AT RIGHT ANGLE TO THE LAST DESCRIBED COURSE 19.42 FEET TO THE CENTERLINE OF A NORTH-SOUTH WALL; THENCE NORTHERLY AT A RIGHT ANGLE TO THE LAST DESCRIBED COURSE 43.02 FEET, ALONG THE CENTERLINE OF SAID WALL TO THE CENTERLINE OF AN EAST-WEST WALL; THENCE WESTERLY AT A RIGHT ANGLE TO THE LAST DESCRIBED COURSE 4.30 FEET, ALONG THE CENTERLINE OF SAID WALL, TO THE CENTERLINE OF A NORTH-SOUTH WALL; THENCE NORTHERLY AT RIGHT ANGLE TO THE LAST DESCRIBED COURSE, 44.17 FEET ALONG THE CENTERLINE OF SAID WALL, TO THE NORTH FACE OF SAID BUILDING; THENCE EASTERLY 25.93 FEET ALONG THE FACE OF SAID BUILDING, TO THE POINT OF BEGINNING ALL IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED MARCH 7, 2006 AS DOCUMENT 0606634021, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

<p>This instrument was prepared by: J. Molly Wretzky Everyday Law PLLC 4621 N Lawndale Avenue Chicago, IL 60625</p>	<p>Send subsequent tax bills to: Adam Vanderwiel and Stevie Watts 3225 W Fullerton Ave #3NE Chicago, Illinois 60647</p>	<p>Mail recorded document to: Adam Vanderwiel and Stevie Watts 3225 W Fullerton Ave #3NE Chicago, Illinois 60647</p>
-------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------


UNOFFICIAL COPY

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX	10-Jun-2022
	COUNTY: 188.50
	ILLINOIS: 377.00
	TOTAL: 565.50
13-35-208-032-1011	20220601635561 1-250-086-992

UNOFFICIAL COPY

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		10-Jun-2022
	CHICAGO:	2,827.50
	CTA:	1,131.00
	TOTAL:	3,958.50 *

13-35-208-032-1011 | 20220601635561 | 1-808-355-408

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