

# UNOFFICIAL COPY

WARRANTY DEED  
Statutory (ILLINOIS)

THIS DOCUMENT PREPARED BY:

Paul J. Ochmanek, Esq.  
55 W. Monroe St., Suite 2445  
Chicago, IL 60603

Doc#. 2216621073 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 06/15/2022 01:38 PM Pg: 1 of 3

Dec ID 20220401698780  
ST/CO Stamp 0-967-397-264 ST Tax \$251.00 CO Tax \$125.50  
City Stamp 0-846-286-736 City Tax: \$2,635.50

FOR RECORDER'S USE ONLY

**Chicago Title**  
**22GND736002RM**

THE GRANTOR(S), *unmarried* STEPHANIE WALL, of 405 N. Wabash Ave, Unit 2501, Chicago, Illinois 60611, for and in consideration of Ten and No/100ths Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEY and WARRANT to GRANTEE, SEAN-PAUL E. SCHMID, the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

PINS: 17-10-132-037-1354


Address of Real Estate: 405 N. Wabash Ave, Unit 2501, Chicago, Illinois 60611

TO HAVE AND TO HOLD together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

SUBJECT TO: General real estate taxes not due and payable at the time of closing; 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.

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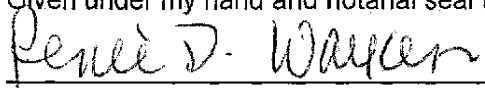
IN WITNESS WHEREOF, said Grantors, **STEPHANIE WALL**, have caused their name to be signed to this Warranty Deed as of this 27 day of APRIL, 2022.

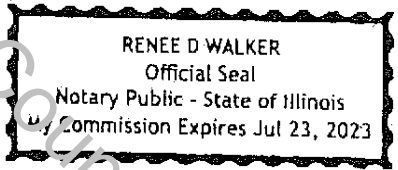
 DATE 4/27/22  
~~STEPHANIE WALL~~

STATE OF IL )  
COUNTY OF COOK ) SS.

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that **STEPHANIE WALL**, personally known to me to be the same people whose names are subscribed to in the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed and delivered the said instrument as his/her/their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this 27<sup>th</sup> day of April, 2022.

  
NOTARY PUBLIC  
My commission expires: July 23, 2023



Property of Cook County Clerk's Office

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## EXHIBIT A

### LEGAL DESCRIPTION

The Land referred to herein below is situated in the County of Cook, State of IL, and is described as follows:

PARCEL 1:

UNIT NO. 2501 IN THE RIVER PLAZA CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 3, 5, 8, 15, 16, 17, 19, 20, 22, 31 TO 39, BOTH INCLUSIVE, 41, AND 44 TO 48, BOTH INCLUSIVE, IN RIVER PLAZA RESUBDIVISION OF LAND, PROPERTY AND SPACE OF LOTS 1 TO 12 AND VACATED ALLEY IN BLOCK 5 IN KINZIE'S ADDITION TO CHICAGO IN THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 94758753 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE AND ENJOYMENT OF THE PROPERTY AS SET FORTH IN THE RIVER PLAZA DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS RECORDED AS DOCUMENT NUMBER 94758750.

Commitment File No.: #22GND736009RM

For Informational Purposes Only:

PINS: 17-10-132-037-1354

Address of Real Estate: 405 N. Wabash Ave, Unit 2501, Chicago, Illinois 60611

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MAIL AFTER RECORDING TO:

MAIL TAX BILLS TO:

County of Cook County Clerk's Office