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Doc# 2217941015 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/28/2022 10:26 AM PG: 1 OF 3

WARRANTY DEED

MAIL RECORDED DEED TO:

MAIL TAX BILL TO:

Maxwell Van De Werken
630 N. Franklin St., Unit 1112 & P23
Chicago, IL 60610

(Reserved for Recorders Use Only)

GRANTOR, **KS Franklin Properties, LLC**, an Illinois limited liability company, created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of the sum of TEN and 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Members and/or Managers of said limited liability company, CONVEY and WARRANT to **Maxwell Van De Werken**, _____, to have and to hold, the following escribed Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Permanent Real Estate Index Number: 17-09-222-020-1159 and 17-09-022-020-1192
Address of Real Estate: 630 N. Franklin St., Unit 1112 & P23, Chicago, IL 60610

SUBJECT TO: (a) General real estate taxes not due and payable at the time of closing; (b) Special assessments confirmed after the 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; (f) Drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

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In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Member/Manager, this 16th day of June, 2022.

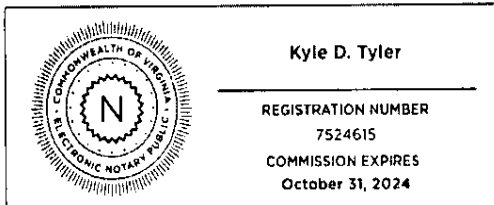
Rita Schultz

Rita Schultz, as manager of KS Franklin Properties, LLC

STATE OF Virginia)
) SS
COUNTY OF Loudoun)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that, **Rita Schultz, as manager of KS Franklin Properties, LLC**, personally known to me to be a Member/Manager of the company, and 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 severally acknowledged that as such Member/Manager, he/she/they signed and delivered the said instrument, pursuant to authority given by the Members/Managers of said company, as his/her/their free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 16th day of June, 2022.



KDT

Notary Public

Notarized online using audio-video communication

PREPARED BY:

Justine Hausner
Hausner Law Group, LLC
161 N. Clark St., 16th Floor
Chicago, IL 60601

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CHICAGO TITLE
INSURANCE COMPANY

LEGAL DESCRIPTION

Order No.: 22GSC330085LP

For APN/Parcel ID(s): 17-09-222-020-1192 and 17-09-222-020-1159

UNIT 1112 AND P-23 IN THE 630 N. FRANKLIN CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY PART OF THE WEST 1/2 OF THE WEST 1/2 OF NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED OCTOBER 20, 2005 AS DOCUMENT 0529303035, AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.

REAL ESTATE TRANSFER TAX 24-Jun-2022



CHICAGO:	2,775.00
CTA:	1,110.00
TOTAL:	3,885.00 *

17-09-222-020-1159 | 20220601654002 | 1-496-520-784

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

REAL ESTATE TRANSFER TAX

24-Jun-2022



COUNTY:	185.00
ILLINOIS:	370.00
TOTAL:	555.00

17-09-222-020-1159

| 20220601654002 | 0-959-649-872