



22187100220

465558 1/2

WARRANTY DEED (Illinois)

Doc# 2218710022 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/06/2022 09:52 AM PG: 1 OF 5

THIS DEED is made as of the 13 day of June, 2022, by and between

LINDA J. BAZARIAN,
A SINGLE PERSON
("Grantor," whether one or more),

and

CHRISTOPHER D. KIM AND KRYSZYNA
H. YANG, HUSBAND AND WIFE, NOT AS
TENANTS IN COMMON OR JOINT
TENANTS BUT AS TENANTS BY THE
ENTIRETY

("Grantee," whether one or more).

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00), in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does WARRANT, COVENANT, AND CONVEY unto the Grantee, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

PARCEL 1: UNIT 315 L IN THE WEBSTER STREET COMMON CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: SUB LOTS 1, 2, 3 AND 4 IN RESUBDIVISION OF LOTS 7, 8 AND 9 IN BLOCK 19 IN CANAL TRUSTEE'S SUBDIVISION OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 AND THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 97556446; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF P-1, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 97556446.

P.I.N.: 14-33-206-060-1002 (VOL: 494) (VOL: 510)

COMMONLY KNOWN AS: 315 W. WEBSTER AVE, UNIT L, CHICAGO, IL 60614

SS
P 5
S 4
SC
INT JP

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainder, rents issues and profits hereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to

UNOFFICIAL COPY

the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, his heirs and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, his heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, WILL WARRANT AND DEFEND, subject to:

Covenants, conditions, restrictions of record, public and utility easements, provided that such exceptions do not impair Purchaser's intended use of the Unit of residential purposes, and general real estate taxes for the year 2021 and subsequent years.

IN WITNESS WHEREOF, said Grantor has caused its signature to be hereto affixed, and has caused its name to be signed to these presents, this 13 day of June, 2022.

Linda J. Bazarian
LINDA J. BAZARIAN

Prepared by: Rosenthal Law Group, LLC, 3700 W Devon Ave, Suite E, Lincolnwood, IL 60712

Christopher D. Kim and Krystyna H. Yang

MAIL DEED TO: 315 W. Webster Ave, Unit L, Chicago, IL 60614

SEND SUBSEQUENT TAX BILLS TO: CHRISTOPHER D. KIM AND KRYSZYNA H. YANG
315 W. WEBSTER AVE, UNIT L, CHICAGO, IL 60614

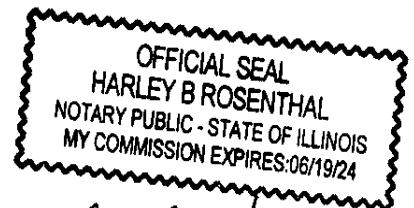
OR RECORDER'S OFFICE BOX NO. _____

STATE OF IL }
COUNTY OF Lake } SS

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that LINDA J. BAZARIAN is 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, sealed and delivered said instrument as her free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 13 day of June, 2022.

Notary Public *[Signature]*



My Commission Expires: 6-19-24

UNOFFICIAL COPY

File No: 765558

EXHIBIT "A"

PARCEL 1:

UNIT 315 L IN THE WEBSTER STREET COMMON CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: SUB LOTS 1, 2, 3 AND 4 IN RESUBDIVISION OF LOTS 7, 8 AND 9 IN BLOCK 19 IN CANAL TRUSTEE'S SUBDIVISION OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 AND THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 97556446; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P-1, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 97556446.

Pin: 14-33-206-060-1002

This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.

Copyright 2006-2016 American Land Title Association. All rights reserved.
The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited.
Reprinted under license from the American Land Title Association.



REAL ESTATE TRANSFER TAX

23-Jun-2022



CHICAGO:
CTA:
TOTAL:

4,500.00
 1,800.00
 6,300.00*

14-33-206-060-1002 | 20220601657453 | 1-869-178-9669

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

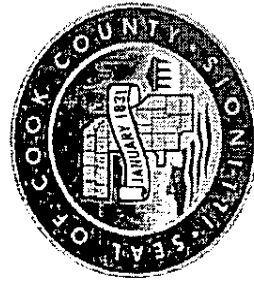
Property of Cook County Clerk's Office

UNOFFICIAL COPY

UNOFFICIAL COPY

REAL ESTATE TRANSFER TAX

23-Jun-2022



COUNTY:
ILLINOIS:
TOTAL:

300.00
600.00
900.00

14-33-206-060-1002

20220601657453

0-641-132-624

Property of Cook County Clerk's Office