

UNOFFICIAL COPY



Warranty Deed

ILLINOIS

Doc# 2221417022 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/02/2022 01:37 PM PG: 1 OF 3

Above Space for Recorder's Use Only

THE GRANTOR, **Chasestone Capital, LLC**, a Missouri Limited Liability Company, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to ~~Gonzalo Florido and Barbra Florido~~ ^{Barbra L. Florido, as trustee, under Declaration of Trust dated January 15, 2021} ~~Gonzalo T. Florido, as trustee, under Declaration of Trust dated January 15, 2021~~ 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 real estate taxes not yet due and payable; covenants, conditions and restrictions of record.

Permanent Real Estate Index Numbers: 17-10-127-019-1107 & 17-10-127-019-1495

Address of Real Estate: 440 N. Wabash Avenue, Unit 4003 & P-521, Chicago, Illinois 60611

The date of this deed of conveyance is 19th day of July, 2022.

Chasestone Capital, LLC,
A Missouri Limited Liability Company

Lauren Guezuraga, as Manager

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Lauren Guezuraga**, 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 they signed said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

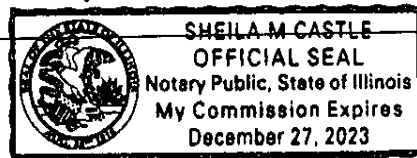
(Impress Seal Here)

(My Commission Expires 12/7/23)

Given under my hand and official seal.

Dated: 7/19/2022

Notary Public



Call 27650596357CP

known as the Barbra L. Florido Living Trust, as to undivided one half interest known as the Gonzalo T. Florido Living Trust as to undivided one half interest

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LEGAL DESCRIPTION

For the premises commonly known as 440 N. Wabash Avenue, Unit 4003 & P-521, Chicago, Illinois 60661.

See attached.

REAL ESTATE TRANSFER TAX

28-Jul-2022



COUNTY:	127.50
ILLINOIS:	255.00
TOTAL:	382.50

17-10-127-019-1107

20220701691146 | 0-358-169-680

REAL ESTATE TRANSFER TAX

29-JUL-2022



CHICAGO:	1,912.50
CTA:	765.00
TOTAL:	2,677.50 *

17-10-127-019-1107 | 20220701691146 | 0-783-268-944

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

This instrument was prepared by:
Ivan Puljic
Law Offices of Ivan Puljic, Ltd.
10 S. LaSalle St. Suite 2920
Chicago, IL, 60603

Send subsequent tax bills to:

Florida
714 S. 10TH ST.
WATSEKA, IL
60970

Recorder-mail recorded document.

to:
Barbara Demos
4746 N. Milwaukee
Chicago, IL
60630

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LEGAL DESCRIPTION

Order No.: 22GSC596357LP

For APN/Parcel ID(s): 17-10-127-019-1107, and 17-10-127-019-1495 and 17-10-127-019-1495

PARCEL 1: UNIT 4003 AND P-521 IN THE PLAZA 440 PRIVATE RESIDENCES AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF BLOCK 12 IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0501339142, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS

PARCEL 2: EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE AND ENJOYMENT AS SET FORTH IN AND CREATED BY RECIPROCAL EASEMENT AGREEMENT RECORDED AS DOCUMENT NUMBER 89572741, AS AMENDED BY DOCUMENT 93070550, AND SUB-DECLARATION PERTAINING TO THE RESIDENTIAL, RETAIL AND GARAGE PORTIONS OF THE PROPERTY COMMONLY KNOWN AS 440 NORTH WABASH, CHICAGO, ILLINOIS RECORDED AS DOCUMENT NUMBER 0501339141.

Property of Cook County Clerk's Office