

# UNOFFICIAL COPY

Doc#: 2233508099 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 12/01/2022 11:59 AM Pg: 1 of 2

Dec ID 20221101699296  
ST/CO Stamp 1-430-492-496 ST Tax \$425.00 CO Tax \$212.50  
City Stamp 0-978-163-024 City Tax: \$4,462.50

A224277 AB

WARRANTY DEED  
ILLINOIS STATUTORY  
Individual to Individual

THE GRANTOR, CAROL PLATT, married to DANIEL NELSON O'CONNOR, 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 consideration in hand paid, CONVEYS and WARRANTS to the GRANTEE, ~~BRYAN PEYROT~~, a single man, and ANNA CHAIKEN, a single woman, of the City of Chicago, Cook County, State of Illinois, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

*See Exhibit "A" attached hereto and made a part hereof*

SUBJECT TO:

Covenants, conditions and restrictions of record; public and utility easements; general real estate taxes for the year 2021 and subsequent years; and

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 16-01-326-081-1005  
Address(es) of Real Estate: 2800 W Chicago Ave, Unit 3W, Chicago, IL 60622

Dated this Fifteenth Day of November, 20 22

*[Signature of Carol Platt]*

CAROL PLATT

*[Signature of Daniel Nelson O'Connor]*

DANIEL NELSON O'CONNOR

State of Wisconsin )  
County of Dane ) ss

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY CAROL PLATT and DANIEL NELSON O'CONNOR, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the 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.

Given under my hand and official seal, this 15<sup>th</sup> day of NOVEMBER, 20 22

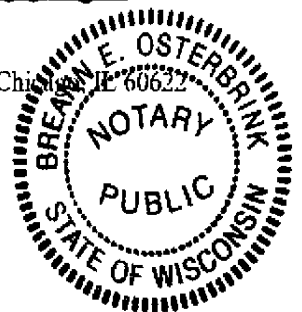
Breann E. Osterbrink (Notary Public) Commission Expires February 7<sup>th</sup> 2026

This instrument was prepared by: Bell & Shah, LLC, 2015 W. Fullerton Ave., Chicago, Illinois 60647

Mail To: David Chaiken, 6520 N. Knox, Lincolnwood, IL 60712

Send Subsequent Tax Bills to: ~~BRYAN~~ PEYROT and ANNA CHAIKEN, 2800 W Chicago Ave, Unit 3W, Chicago, IL 60622

*Brian*



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## Legal Description

**Parcel 1:**


Unit 3W together with its undivided percentage interest in the common Elements in 2800 W. Chicago Condominium as delineated and defined in the Declaration recorded as Document No. 1016622031, in Southwest 1/4 of Section 1, Township 39 North, Range 13, east of the Third Principal Meridian, in Cook County, Illinois.



**Parcel 2:**

Exclusive use for parking purposes in and to Parking Space No. P-2, and to the exclusive use of Roof Deck 3W, limited common elements, as set forth and defined in said Declaration of Condominium and Survey Attached Thereto, in Cook County, Illinois.

Property Address:  
2800 W Chicago Ave Unit 3W  
Chicago, IL 60622

Pin: 16-01-326-081-1005

REAL ESTATE TRANSFER TAX		01-Dec-2022
	CHICAGO:	3,187.50
	CTA:	1,275.00
	<b>TOTAL:</b>	<b>4,462.50 *</b>
16-01-326-081-1005   20221101699296   0-978-163-024		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		01-Dec-2022
	COUNTY:	212.50
	ILLINOIS:	425.00
	<b>TOTAL:</b>	<b>637.50</b>
16-01-326-081-1005   20221101699296   1-130-492-196		