

UNOFFICIAL COPY

Doc#: 2301825080 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/18/2023 12:15 PM Pg: 1 of 4

This instrument was prepared by
and after recording mail to:

Mark O. Stern
Witt Law, P.C.
127 E. Main St.
Barrington, IL 60010

Dec ID 20230101630248
ST/CO Stamp 1-511-394-128 ST Tax \$1,150.00 CO Tax \$575.00
City Stamp 1-077-742-416 City Tax: \$12,075.00

WARRANTY DEED

THE GRANTORS, **JOSEPH HUFFSMITH and WHITNEY HUFFSMITH, husband and wife**, of 1449 N. Astor St., Chicago, IL 60610 ("Grantors"), for and in consideration of Ten and No/100ths Dollars (\$10.00), in hand paid, by these presents do REMISE, RELEASE, ALIEN AND CONVEY unto **CALVIN BUTLER and SHARON BUTLER, husband and wife, not as tenants in common nor as joint tenants, but as tenants by the entirety**, of 33 W. Ontario St., TH3, Chicago, IL 60654 ("Grantees"), the Real Estate situated in the County of Cook, State of Illinois, legally described as follows:

SEE EXHIBIT A ATTACHED HERETO

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in any way appertaining, and all of the estate, right, title, interest, claim or demand whatsoever, of the Grantors, either in law or equity, of, in and to the above-described premises, with the hereditaments and appurtenances, TO HAVE AND TO HOLD said premises forever. And the Grantors, for themselves, and their successors, do covenant, promise and agree, to, and with the Grantees, their heirs, successors and assigns, that they have 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 Grantors WILL WARRANT AND DEFEND the said premises, against all persons lawfully claiming, or to claim the same.

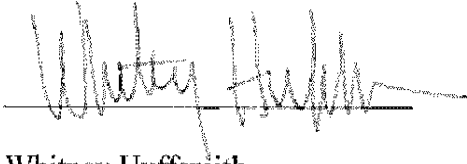
WAIVING AND RELEASING ALL RIGHTS OF HOMESTEAD.

SUBJECT TO: general real estate taxes for 2022 and subsequent years not yet due and payable; covenants, conditions, and restrictions of record; public and private utility and access easements; zoning and building laws and ordinances; building lines; matters of survey; and all matters of public record.

Permanent Real Estate Index Numbers: 17-09-234-043-1336, 17-09-234-043-1344, 17-09-234-043-1702
Commonly Known as: 33 W. Ontario St. Unit TH3, P12-W08, and P12-W24
Chicago, IL 60654

Chicago Title 22 (7) 65 2015 2 2 1 WFF 1 805

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Whitney Huffsmith

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that WHITNEY HUFFSMITH, personally known to me to be the same individual whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed, and delivered the said instrument as her free and voluntary act pursuant to due authority, for the uses and purposes therein set forth, including the waiver of homestead.

Given under my hand and official seal this 4th day of January, 2023.

Kelsey Wells
Notary Public



Send Subsequent Tax Bills to:

CALVIN BUTLER
33 W. ONTARIO ST
UNIT TH3
CHICAGO, IL 60654

PROPERTY OF COOK COUNTY Clerk's Office

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EXHIBIT A – LEGAL DESCRIPTION

PARCEL 1:

UNIT TH-3, P12-W08 AND P12-W24 IN THE RESIDENCES AT MILLENNIUM CENTRE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 1 IN MILLENNIUM CENTRE SUBDIVISION, BEING A RESUBDIVISION OF ALL OF LOTS 1 THROUGH 16, BOTH INCLUSIVE, IN BLOCK 17 IN WOLCOTT'S ADDITION TO CHICAGO IN SECTION 9, TOGETHER WITH BLOCK 26 IN KINZIE'S ADDITION TO CHICAGO IN THE NORTHWEST 1/4 OF SECTION 10, BOTH INCLUSIVE, IN TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, RESPECTIVELY, ALL TAKEN AS A TRACT, LYING WEST OF A LINE DRAWN 188.0 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF BLOCK 26 AFORESAID;

WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0319510001, AS AMENDED FROM TIME TO TIME, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS

PARCEL 2:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE AND ENJOYMENT AS CREATED BY OPERATION AND RECIPROCAL EASEMENT AGREEMENT RECORDED AS DOCUMENT NUMBER 0319203102.