

UNOFFICIAL COPY

Doc#: 2302545016 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 01/25/2023 09:23 AM Pg: 1 of 2

Dec ID 20230101630837

ST/CO Stamp 0-577-534-800 ST Tax \$524.00 CO Tax \$262.00

City Stamp 0-933-870-416 City Tax: \$5,502.00

P722- 89174 1/2
WARRANTY DEED
ILLINOIS STATUTORY
TENANTS BY THE ENTIRETY

AFTER RECORDING MAIL TO:

~~845 N. Erie St.~~
~~Naperville, Illinois 60563~~
15 South Throop Street, Unit 405
Chicago, IL 60607

The Grantor(s), Christopher Bui, a single man, in the County of Cook, State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, Convey(S) and Warrant(s) William P. Smith and Kelsey L. Smith, as husband and wife, as tenants by the entirety, in 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:

LEGAL DESCRIPTION: (Attached Hereto)

SUBJECT TO: covenants, conditions and restrictions of record, private, public and utility easements and roads and highways, general taxes for the year 2023 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises as husband and wife, not as joint tenants or tenants in common but as tenants by the entirety forever.

Property Index Number: 17-17-105-064-1027

Property Address: 15 South Throop Street, Unit 405, Chicago, Illinois 60607

Dated this 9 Day of January, 2023

X Christopher Bui
Christopher Bui

STATE OF Illinois, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County and State, CERTIFY THAT Christopher Bui, is/are 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 9 day of January, 2023



X Reilly D. Gillette
Notary Public

Taxpayer: William P. Smith and Kelsey L. Smith, 15 S. Throop Street, Unit 405, Chicago, Illinois 60607
Prepared by: Peter L. Marx, 7104 West Addison, Chicago, Illinois 60634, (773) 283-8960

PROPER TITLE, LLC

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EXHIBIT 'A' ADDENDUM

PARCEL 1:

UNIT NO. 405 IN 15 S. THROOP CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCELS OF REAL ESTATE:

LOTS 1 AND 2 IN SUBDIVISION OF SUBLOTS 13 TO 17 AND PART OF ALLEY IN SUBLOT 6 OF BLOCK 3 OF CANAL TRUSTEE'S SUBDIVISION IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THEREFROM THE SOUTH 95.46 FEET), IN COOK COUNTY, ILLINOIS AND LOTS 8 THROUGH 12, INCLUSIVE, IN MCCORMICK'S SUBDIVISION OF LOT 6 OF BLOCK 3 OF CANAL TRUSTEES SUBDIVISION IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0001007378, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACES P-B11 AND P-B12, LIMITED COMMON ELEMENTS, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0001007378.

PARCEL 3:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE AREA S-10, A LIMITED COMMON ELEMENT AS SET FORTH IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0001007378.

Parcel ID(s): 17-17-105-064-1027