

UNOFFICIAL COPY

THIS DOCUMENT WAS
PREPARED BY:

Forde & O'Meara LLP
Lisa J. Saul, Esq.
191 N Wacker Dr, Suite 3100
Chicago, Illinois 60606

Doc#: 2308240098 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/23/2023 11:09 AM Pg: 1 of 6

Dec ID 20230301672997
ST/CO Stamp 1-958-523-088 ST Tax \$2,775.00 CO Tax \$1,387.50
City Stamp 2-042-613-968 City Tax: \$29,137.50

CT
2308240098
10/2
Property of Cook County Clerk's Office

WARRANTY DEED

THIS INDENTURE is made as of this 14th day of March, 2023 by and between **Aaron Sanandres and Adriana Sanandres, a married couple**, of the City of Chicago, State of Illinois (collectively, the "Grantors"), and **Katherine S. Riddiford, as Trustee of the Katherine S. Riddiford Trust No. 1** of the City of Chicago, State of Illinois (collectively, the "Grantees").

WITNESSETH, that Grantors, for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, to it in hand paid by Grantees, the receipt of which is hereby acknowledged, does by these presents CONVEY AND WARRANT unto Grantees, 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

SUBJECT TO: General real estate taxes not yet due and payable at the time of closing; covenants, conditions and restrictions of record; building lines and easements, if any; and public and utility easements.

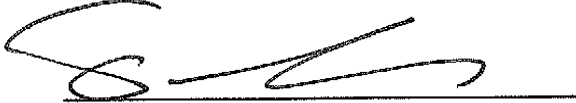
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Tax Number: 17-03-209-027-1006
Address of Real Estate: 11 East Walton Street, Unit 3102, Chicago, IL 60611

SIGNATURE PAGE FOLLOWS

UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantors aforesaid have signed and sealed this Deed this 14th day of March, 2023.



Aaron Sanandres



Adriana Sanandres

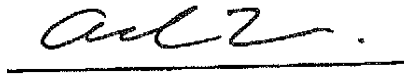
Property of Cook County Clerk's Office

UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantors aforesaid have signed and sealed this Deed this 14th day of March, 2023.



Aaron Sanandras



Adriana Sanandras

Property of Cook County Clerk's Office

UNOFFICIAL COPY

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 Aaron Sanandres and Adriana Sanandres, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered this 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.

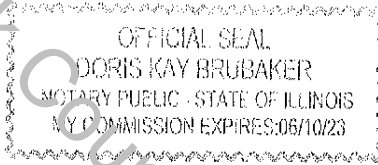
GIVEN under my hand and official seal, this 14th day of March, 2023.

Doris Kay Brubaker
Notary Public

Commission expires:

Send Subsequent Tax Bills To:

Joe Riddiford
434 E 6th St
Hinsdale IL 60521



After Recording Return To:

Joe Riddiford
434 E 6th St
Hinsdale IL
60521

Property of COOK County Clerk's Office

UNOFFICIAL COPY

EXHIBIT A

Legal Description

PARCEL 1:

UNIT NO. 3102 IN THE ELYSIAN PRIVATE RESIDENCES CONDOMINIUM, AS DELINEATED ON AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THAT PART OF THE WEST 1/3 OF BLOCK 12 IN CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL 1/4 OF FRACTIONAL SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THAT PART OF LOTS 6, 7, 8, 9, 10 AND 11 IN THE SUPERIOR COURT PARTITION OF THE EAST 2/3 OF BLOCK 12 IN CANAL TRUSTEES' SUBDIVISION AFORESAID, TOGETHER WITH THAT PART OF THE PUBLIC ALLEY DEDICATED BY INSTRUMENT RECORDED FEBRUARY 3, 1886 AS DOCUMENT NUMBER 688526 AND VACATED BY ORDINANCE RECORDED MAY 31, 2006 AS DOCUMENT 0615144102 IN BLOCK 12 AFORESAID, ALL TAKEN AS A TRACT, LYING NORTH OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT THE NORTHWEST CORNER OF BLOCK 12 AFORESAID; THENCE SOUTH 0 DEGREES 15 MINUTES 31 SECONDS WEST, ALONG THE WEST LINE OF SAID BLOCK 12, A DISTANCE OF 111.41 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED LINE; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 99.95 FEET; THENCE NORTH 72 DEGREES 42 MINUTES 44 SECONDS EAST, 21.99 FEET TO A POINT ON THE MOST WESTERLY EAST LINE OF LOT 6 AFORESAID, SAID POINT BEING 4.55 FEET (AS MEASURED ALONG SAID EAST LINE) SOUTH OF THE NORTHEAST CORNER THEREOF; THENCE CONTINUING NORTH 72 DEGREES 42 MINUTES 44 SECONDS EAST, 15.00 FEET TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 8 AFORESAID; THENCE SOUTH 89 DEGREES 40 MINUTES 59 SECONDS EAST, ALONG SAID WESTERLY EXTENSION, 0.70 FEET TO THE MOST EASTERLY SOUTHWEST CORNER OF LOT 8 IN SUPERIOR COURT PARTITION AFORESAID; THENCE CONTINUING SOUTH 89 DEGREES 40 MINUTES 59 SECONDS EAST, ALONG THE SOUTH LINE OF LOTS 8 THROUGH 11 AFORESAID, 156.77 FEET TO THE SOUTHEAST CORNER OF SAID LOT 11 AND THE EASTERLY TERMINUS OF THE HEREIN DESCRIBED LINE,

WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED NOVEMBER 19, 2009 AS DOCUMENT NO. 0932331019, AS AMENDED FROM TIME TO TIME, TOGETHER WITH IT'S UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE S-8, AS A LIMITED COMMON ELEMENT, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO.

PARCEL 3:

AN EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND PARKING AS TO A PARKING SPACE DESCRIBED AS "PARKING SPACE NO. 39" AND SHOWN AS EXHIBIT D ACCORDING TO THE DECLARATION OF CROSS EASEMENTS AND COST SHARING

UNOFFICIAL COPY

PROVISIONS FOR THE ELYSIAN AND RECORDED NOVEMBER 19, 2009 AS DOCUMENT NUMBER 0932331018.

Property of Cook County Clerk's Office