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THIS DOCUMENT WAS PREPARED
BY:

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Doc#: 2309455118 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/04/2023 01:15 PM Pg: 1 of 4

Dec ID 20230301686014
ST/CO Stamp 1-637-963-984 ST Tax \$245.00 CO Tax \$122.50
City Stamp 2-117-916-880 City Tax: \$2,572.50

Chicago Title

23G5C 90707 LT & R/W WARRANTY DEED

THIS INDENTURE is made as of this 30th day of March, 2023 by and between **Derek J. Schou, a single man**, of the City of Chicago, State of Illinois ("Grantor"), and **Rachel A. Fister, a single woman**, of the City of Chicago, State of Illinois ("Grantee").

WITNESSETH, that Grantor, for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, to it in hand paid by Grantee, the receipt of which is hereby acknowledged, does by these presents CONVEYS AND WARRANTS unto Grantee, 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: 17-09-444-032-1065

Address of Real Estate: 208 West Washington Street, Unit 1004, Chicago, IL 60606

SIGNATURE PAGE FOLLOWS

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IN WITNESS WHEREOF, Grantors aforesaid have signed and sealed this Deed this 30th day of March, 2023.



Derek J. Schou

Property of Cook County Clerk's Office

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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 Derek J. Schou, 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, 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.

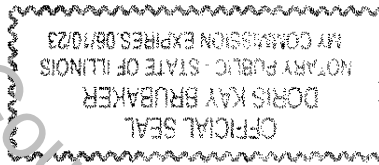
GIVEN under my hand and official seal, this 30th day of March, 2023.

Doris Kay Brubaker
Notary Public

Commission expires:

Send Subsequent Tax Bills To:

Rachel A. Fister
208 W Washington St. Unit 1004
Chicago IL 60606



After Recording Return To:

Zabel Law LLC
55 W Monroe St. Ste 3330
Chicago IL 60603

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LEGAL DESCRIPTION

Order No.: 23GSC907017LT

For APN/Parcel ID(s): 17-09-444-032-1065

PARCEL 1: UNIT 1004 IN THE CITY CENTRE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

PART OF CANAL TRUSTEES SUBDIVISION OF LOT 7 IN BLOCK 41 IN THE ORIGINAL TOWN OF CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, PARTS OF BLOCK 41 IN THE ORIGINAL TOWN OF CHICAGO OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AND

PARTS OF THE SUBDIVISION OF PART OF LOT 8 IN BLOCK 41 IN THE ORIGINAL TOWN OF CHICAGO OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

TOGETHER WITH NON-EXCLUSIVE EASEMENTS CONTAINED IN THE THE DOCUMENT LISTED BELOW INCLUDING BUT NOT LIMITED TO PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS FOR THE BENEFIT OF THE AFORESAID PARCEL AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS DATED JUNE 1, 1999 AND RECORDED JUNE 3, 1999 AS DOCUMENT 99530391;

WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0010527300, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE 210, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0010527300 AND AS ASSIGNED BY ASSIGNMENT OF PARKING SPACE RECORDED AS DOCUMENT NO. 0020634431.