

UNOFFICIAL COPY

Doc#: 2310847008 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/18/2023 09:34 AM Pg: 1 of 2

Dec ID 20230401694270
ST/CO Stamp 1-569-019-088 ST Tax \$565.00 CO Tax \$282.50
City Stamp 2-111-657-168 City Tax: \$5,932.50

WARRANTY DEED

FIDELITY NATIONAL TITLE
OC23004748

Daniel Cook and Gabrielle Cook, husband and wife ("Grantors"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, the receipt, adequacy and sufficiency of which is hereby acknowledged, does REMISE, RELEASE, ALIENATE GRANT AND CONVEY unto **Stephanie C. Korpel**, an unmarried woman ("Grantee"), all of Grantors' right, title and interest in and to certain real property, situated in the County of Cook and State of Illinois, as legally described as follows:

PARCEL 1:

UNIT 304 AND PARKING SPACE P-17 IN 550 W. FULTON CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOT 3 IN FULTON STATION 1ST RESUBDIVISION, BEING A RESUBDIVISION OF FULTON STATION SUBDIVISION IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO A PLAT RECORDED AUGUST 4, 1988 AS DOCUMENT 98682131, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AUGUST 29, 2000 AS DOCUMENT 00668990, AND AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AFORESAID, AS SET FORTH IN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR FULTON STATION MASTER HOMEOWNERS ASSOCIATION RECORDED AUGUST 12, 1998 AS DOCUMENT 98710624, IN COOK COUNTY, ILLINOIS.

PIN's: 17-09-303-088-1012; 17-09-303-088-1067; C/K/A: 550 W. Fulton, Unit 304, Chicago, IL 60661

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantors, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto Grantee, forever.

Grantors, for themselves, and successors, does covenant, promises and agrees, to and with Grantee 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 they WILL WARRANT AND DEFEND the said premises against all persons lawfully claiming, or to claim the same, by, through or under them, subject only to (i) covenants, conditions and restrictions of record; (ii) general real estate taxes not yet due and payable; and (iii) all matters suffered or done by Grantee.

[SIGNATURES ON NEXT PAGE]

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IN WITNESS WHEREOF, Grantors have executed and delivered this instrument this 12th day of April, 2023.

GRANTORS:

Daniel J. Cook
Daniel Cook

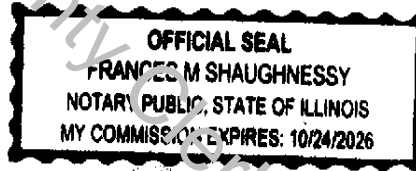
Gabrielle Cook
Gabrielle Cook

STATE OF ILLINOIS)
) SS.
COUNTY OF WILL)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that Daniel Cook and Gabrielle Cook, husband and wife, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 12th day of April, 2023.

Frances M. Shaughnessy
Notary Public



GRANTEE'S ADDRESS

Mail tax bills to:
Stephanie C. Korpala
550 W. Fulton, Unit 304
Chicago, IL 60661

Prepared by:
Lorenzini & Associates, Ltd.
16106 S. Rt. 59
Plainfield, IL 60586

Mail To:
John Aylesworth
Michael H. Wasserman, P.C.
105 W. Madison Street
Suite 401
Chicago, IL 60602