

# UNOFFICIAL COPY

Doc#. 2310819064 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 04/18/2023 10:45 AM Pg: 1 of 3

Dec ID 20230301674862  
ST/CO Stamp 0-311-780-560 ST Tax \$235.00 CO Tax \$117.50  
City Stamp 1-139-107-024 City Tax: \$2,467.50

## WARRANTY DEED ILLINOIS STATUTORY

(The Above Space for Recorder's Use Only)

THE GRANTOR Anthony Negri, a single person, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Veselin Atanasov and Ann Thomas, as *Tenants by the entirety of 2800 N. Orchard, 710, Chicago, IL* the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

**SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"**  
Permanent Index Number(s): 14-28-115-089-1112 and 14-28-115-089-1008

Property Address: 2800 N. Orchard St., Unit 710 & P-8, Chicago, IL 60657

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

**SUBJECT TO:** covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

PT23-90775  
152 00

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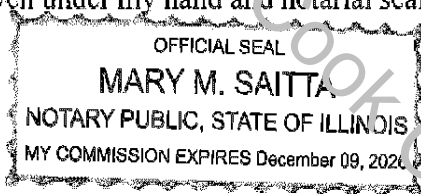
Dated this 30 day of March, 2023.

Anthony Negri  
Anthony Negri

STATE OF ILLINOIS       )  
  ) SS,  
COUNTY OF COOK        )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Anthony Negri 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 he signed, sealed and delivered in the instrument as his 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 notarial seal, this 30<sup>th</sup> day of MAR, 2023.



Mary M. Saitta  
Notary Public

THIS INSTRUMENT PREPARED BY  
Renée Norgle  
Norgle & O'Leary Law LLC  
120 S. State Street, Suite 200  
Chicago, IL 60603

MAIL TO:

Ann Thomas  
2130 N. Lakewood Ave  
Chicago, IL 60614

SEND SUBSEQUENT TAX BILLS TO:

Veselin Atanasov & Ann Thomas  
2800 N. Orchard St.  
Unit 710 & P-8  
Chicago, IL 60657

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## EXHIBIT A LEGAL DESCRIPTION

Unit 710 and P-8 in 2800 North Orchard Condominium, as delineated on a survey of part of the following described real estate:

Lot 24 in L.S. Warner's Subdivision of Lots 17 and 18 in Bickerdike and Steele's Subdivision of the West 1/2 of the of the Northwest 1/4 of Section 28, Township 40 North, Range 14 East of the Third Principal Meridian, together with Lot 14 (except that part of said Lot which lies East of a line 40 feet West of and parallel with the East line of N. Orchard St., being the East 18 feet of said Lot) and all of Lots 15 and 16 in L.J. Halsey's Subdivision of Lot 9 in Bickerdike and Steele's Subdivision aforesaid, together with Lots 3, 4 and 5 in Abbott's Subdivision of the West part of the South 1/2 of Lot 10 in Bickerdike and Steele's Subdivision aforesaid, together with the private alley South and Southwesterly of and adjoining said Lot 3 as created by and as designated on a Plat of Abbott's Subdivision recorded in the Recorder's Office on March 10, 1884, as Document 529977, in Book 10, Page 86, all in Cook County, Illinois, which survey is attached as Exhibit B to the Declaration of Condominium recorded June 6, 2002, as Document No. 0020635931, together with its (their) undivided percentage interest in the common elements.

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