

UNOFFICIAL COPY

Warranty Deed

Doc#: 2311113037 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/21/2023 09:34 AM Pg: 1 of 3

ILLINOIS

Dec ID 20230301679079
ST/CO Stamp 0-995-962-064 ST Tax \$290.00 CO Tax \$145.00
City Stamp 0-753-741-008 City Tax: \$3,045.00

Citywide Title Corporation
1927 W. Irving Park Road
Chicago IL 60613

7702012/13

Above Space for Recorder's Use Only

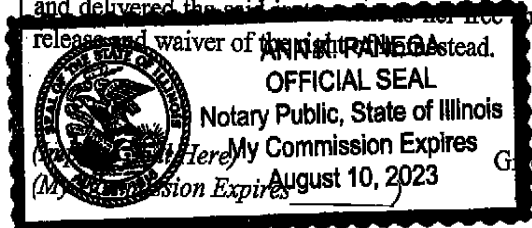
THE GRANTOR, Susan A. Fischer, a single woman, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to Roy Joseph, An Unmarried Man, the following described Real Estate situated in the County of Cook, in the State of Illinois to wit: (See Page 2 for Legal Description), hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes for 2022 and subsequent years; Covenants, conditions and restrictions of record, if any;
Permanent Real Estate Index Number: 17-16-108-033-1256
Address of Real Estate: 130 S. Canal St Unit 726, Chicago, IL 60606

The date of this deed of conveyance is March 17, 2023

Susan A. Fischer
Susan A. Fischer

State of Illinois, County of DuPage ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Susan A. Fischer, 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 she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of redemption.



Given under my hand and official seal this 17th day of March, 2023.

Annita R. Panga
Notary Public

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LEGAL DESCRIPTION

For the premises commonly known as 130 S. Canal St Unit 726, Chicago, IL 60606

See Attached Legal Description

Property of Cook County Clerk's Office

<p>This instrument was prepared by:</p> <p>Michael A. Angileri, Esq. Attorney At Law 1450 Plainfield Road Suite 1 Darien, Illinois 60561</p>	<p>Send subsequent tax bills to:</p> <p>Roy Joseph 130 S. Canal St Unit 726 Chicago, IL 60606</p>	<p>Recorder-mail recorded document to:</p> <p>Roy Joseph 130 S. Canal St Unit 726 Chicago, IL 60606</p>
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EXHIBIT A

PARCEL 1:

UNIT 726 IN THE METROPOLITAN PLACE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PARTS OF BLOCK 50 IN SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION CONDOMINIUM RECORDED AS DOCUMENT NUMBER 99214670, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE (EXCLUSIVE) RIGHT TO THE USE OF P- 173 A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 99214670

PARCEL 3:

NON-EXCLUSIVE EASEMENT IN FAVOR OF PARCEL 1 FOR INGRESS, EGRESS, USE, ENJOYMENT AND SUPPORT AS CREATED BY RECIPROCAL EASEMENT AGREEMENT RECORDED AS DOCUMENT NUMBER 99214669 OVER, UPON AND UNDER PREMISES DESCRIBED THEREIN.

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