



THE GRANTOR(S), **Ron Charpentier and Willie Charpentier, husband and wife**, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN and No 100s (\$10.00) DOLLARS, and other good and valuable consideration, in hand paid, CONVEY(S) and WARRANT(S) to **Nicholas L. Powills, Trustee of the Nicholas L. Powills Declaration of Trust dated June 8, 2016 and Sharon R. Powills, Trustee of the Sharon R. Powills Declaration of Trust dated June 8, 2016**, of 4411 Lake Forrest Dr. NE, Atlanta, Georgia 30342

Doc# 2311557000 Fee \$53.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/25/2023 10:01 AM PG: 1 OF 2

the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:


SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO: General real estate taxes not due and payable at time of closing; covenants, conditions and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; and condominium declaration and bylaws, if any,

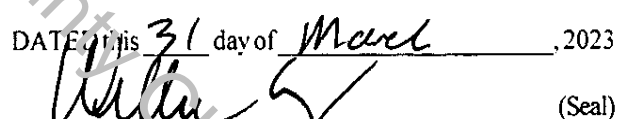
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, to have to hold said premises as husband and wife, not as tenants in common or as joint tenants, but as Tenants by the Entirety, forever.

Permanent Index Numbers: 17-10-130-009-0000; 17-10-130-010-0000; 17-10-130-013-0000; 17-10-130-014-0000; 17-10-130-015-0000; 17-10-130-016-0000; 17-10-130-018-0000; 17-10-130-019-0000; 17-10-130-020-0000 (affects this property and underlying property) 17-10-130-023-1177 (New PIN)

Address of Real Estate: 435 N. Michigan Ave., Unit 610, Chicago, Illinois 60611



Ron Charpentier (Seal)

DATE: this 31 day of March, 2023


Willie Charpentier (Seal)

State of Illinois, County of Cook S.S.

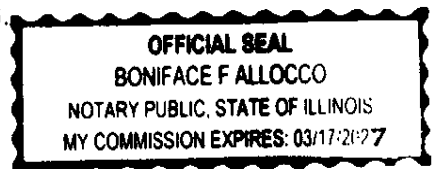
I, the undersigned, a Notary Public in and for said County, in the aforesaid State DO HEREBY CERTIFY that **Ron Charpentier and Willie Charpentier, husband and wife**, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Chicago Title
23ST00320NA

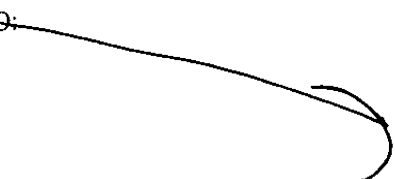
Given under my hand and official seal, this 31 day of March, 2023.



NOTARY PUBLIC



This instrument was prepared by Boniface F. Allocco, ALLOCCO, MILLER & CAHILL, P.C., 3409 N. Paulina, Chicago, IL 60657

SEND TAX BILL TO: 

MAIL TO:
Nicholas & Sharon Powills
4411 Lake Forrest Dr NE
Atlanta, GA 30342

UNOFFICIAL COPY

LEGAL DESCRIPTION

Order No.: 23ST00320NA

For APN/Parcel ID(s): 17-10-130-023-1177, 17-10-130-009-0000, 17-10-130-010-0000,
17-10-130-013-0000, 17-10-130-014-0000, 17-10-130-015-0000,
17-10-130-016-0000, 17-10-130-017-0000, 17-10-130-018-0000,
17-10-130-019-0000 and 17-10-130-020-0000

PARCEL 1:


UNIT NUMBER 610 IN THE 435 NORTH MICHIGAN AVENUE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF BLOCKS 7 AND 9 IN KINZIE'S ADDITION TO CHICAGO, INCLUDING THEREIN THE EAST AND WEST ALLEY VACATED BY ORDINANCE RECORDED AS DOCUMENT NUMBER 8011744, ALSO INCLUDING THAT PART OF NORTH MICHIGAN AVENUE VACATED BY ORDINANCE RECORDED AS DOCUMENT NUMBER 8048532, AND PART OF VACATED NORTH ST. CLAIR STREET LYING EAST AND ADJACENT TO THE EAST LINE OF SAID BLOCK 9 AND THAT PART OF VACATED EAST HUBBARD STREET LYING SOUTH AND ADJACENT TO THE SOUTH LINE OF SAID BLOCK 9 AND ALSO THAT PART OF VACATED EAST HUBBARD STREET, VACATED BY ORDINANCE RECORDED AS DOCUMENT NUMBER 17589403, BEING A SUBDIVISION OF THE NORTH FRACTION OF SECTION 10, 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 OF CONDOMINIUM OWNERSHIP AND EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR 435 NORTH MICHIGAN AVENUE CONDOMINIUM RECORDED JUNE 30, 2021 AS DOCUMENT NUMBER 2118122014, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.



PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF S57 [STORAGE SPACE] BEING A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED JUNE 30, 2021 AS DOCUMENT NUMBER 2118122014, AS AMENDED FROM TIME TO TIME.

REAL ESTATE TRANSFER TAX	07-Apr-2023
 CHICAGO:	8,287.50
CTA:	3,315.00
TOTAL:	11,602.50 *

17-10-130-009-0000 | 20230301685407 | 0-061-375-696

* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX	07-Apr-2023
 COUNTY:	552.50
 ILLINOIS:	1,105.00
TOTAL:	1,657.50

17-10-130-009-0000 | 20230301685407 | 0-393-544-912