

# UNOFFICIAL COPY

THIS DOCUMENT WAS PREPARED  
BY:

Forde & O'Meara LLP  
Lisa J. Saul, Esq.  
191 N Wacker Dr, Suite 3100  
Chicago, Illinois 60606



Doc# 2312340019 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/03/2023 10:21 AM PG: 1 OF 6

Chicago Title

23GSC 907 004 LT X 2 / WARRANTY DEED

THIS INDENTURE is made as of this 20th day of April, 2023 by and between **Andrea Young, a single woman**, of the City of Chicago, State of Illinois ("Grantor"), and **Matthew Pitts and Jenny Rae-Anne Pitts, husband and wife, as Tenants by the Entirety** of the City of Chicago, State of Illinois (collectively, the "Grantees"). \* HANBY

WITNESSETH, that Grantor, for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, to it in hand paid by Grantees, the receipt of which is hereby acknowledged, does by these presents CONVEYS AND WARRANTS unto Grantees, all interest in the following described real estate situated in the County of , 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.

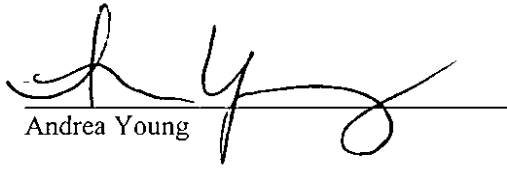
Permanent Real Estate Tax Number: 17-04-445-017-1023

Address of Real Estate: 849 North Franklin Street, Unit 424, Chicago, IL 60610



SIGNATURE PAGE FOLLOWS

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IN WITNESS WHEREOF, Grantors aforesaid have signed and sealed this Deed this 27 day of April, 2023.


  
Andrea Young

REAL ESTATE TRANSFER TAX 02-May-2023

		COUNTY:	187.50
		ILLINOIS:	375.00
		TOTAL:	562.50

17-04-445-017-1023 | 20230401607848 | 1-799-242-448

REAL ESTATE TRANSFER TAX 02-May-2023

	CHICAGO:	2,812.50
	CTA:	1,125.00
	TOTAL:	3,937.50 *

17-04-445-017-1023 | 20230401607848 | 0-922-829-520

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

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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 Andrea Young, 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 27 day of April, 2023.

Doris Kay Brubaker  
Notary Public

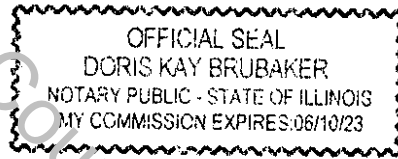
Commission expires:

Send Subsequent Tax Bills To:

MATTHEW + JENNY PITTS  
849 W. FRANKLIN ST., UNIT 424  
CHICAGO, IL 60610

After Recording Return To:

SEE ABOVE  
\_\_\_\_\_  
\_\_\_\_\_



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## EXHIBIT A

### Legal Description

COOK COUNTY CLERK OFFICE  
RECORDING DIVISION  
118 N. CLARK ST. ROOM 1700  
CHICAGO, IL 60602-1387  
TEL: 312-603-1387

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## LEGAL DESCRIPTION

Order No.: 23GSC907004LT

For APN/Parcel ID(s): 17-04-445-017-1023

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PARCEL 1:

DWELLING UNIT 424 IN THE PARC CHESTNUT CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

SUB-PARCEL 1:

LOTS 10 TO 18 IN STORR'S SUBDIVISION OF BLOCK 30 IN JOHNSTON, ROBERTS AND STORR'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUB-PARCEL 2:

THE WEST 26 FEET OF LOT 3, ALL OF LOTS 4 TO 10 AND THE WEST 26 FEET OF LOT 11 ON THE SUBDIVISION OF BLOCK 31 IN JOHNSTON, ROBERTS AND STORR'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUB-PARCEL 3:

ALL OF THE NORTH-SOUTH 10 FOOT WIDE VACATED ALLEY LYING WEST OF AND ADJOINING THE WEST LINE OF LOTS 4 AND 10 AND SAID WEST LINE OF LOT 4 PRODUCED NORTH 18 FEET AND LYING EAST OF AND ADJOINING THE EAST LINE OF LOTS 5 TO 9 ALSO ALL OF THE EAST-WEST 18 FOOT WIDE VACATED ALLEY LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF LOT 10, LYING NORTH OF AND ADJOINING THE NORTH LINE OF LOT 4 AND LYING WEST OF AND ADJOINING THE WEST LINE OF THE EAST 18 FEET OF SAID LOT 4 PRODUCED NORTH 18 FEET ALL IN THE SUBDIVISION OF BLOCK 31 IN JOHNSTON, ROBERTS AND STORR'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUB-PARCEL 4:

ALL OF THE EAST-WEST 18 FOOT WIDE VACATED ALLEY LYING SOUTH OF THE SOUTH LINE OF LOTS 10 AND THE WEST 26 FEET OF LOT 11, LYING NORTH OF THE NORTH LINE OF LOT 4 AND THE WEST 26 FEET OF LOT 3, LYING WEST OF A LINE EXTENDING NORTH FROM THE NORTHEAST CORNER OF THE WEST 26 FEET OF SAID LOT 3 TO THE SOUTHEAST CORNER OF THE WEST 26 FEET OF SAID LOT 11 AND LYING EAST OF THE NORTHERLY EXTENSION OF THE WEST LINE OF THE WEST 18 FEET OF LOT 4, ALL IN JOHNSTON, ROBERTS AND STORR'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR PARC CHESTNUT CONDOMINIUM RECORDED AS DOCUMENT NO. 613910107 (THE "DECLARATION"), TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

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## LEGAL DESCRIPTION

(continued)

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF GARAGE SPACE 170, LIMITED COMMON ELEMENT, AS DELINEATED AND DEFINED IN THE DECLARATION.

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