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THIS DOCUMENT WAS PREPARED

BY:

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Doc# 2315225020 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/01/2023 11:25 AM PG: 1 OF 4

2305C 907023-1 ✓
Chicago Title

WARRANTY DEED

THIS INDENTURE is made as of this 25th day of May, 2023 by and between **Christopher Michael DeGrande and Kristen Annemarie DeGrande, a married couple**, of the City of Chicago, State of Illinois (collectively, the "Grantors"), and **Janet Michelle Gizewski and Ryan Gizewski, a married couple**, as Tenants by the Entirety of the City of Chicago, State of Illinois ("Grantees").

WITNESSETH, that Grantors, 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 CONVEY AND WARRANT unto Grantees, all interest in the following described real estate situated in the County of Cook, 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: 17-05-308-129-1001

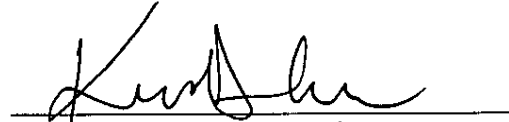
Address of Real Estate: 1522 West Cortez Street, Unit 1, Chicago, IL 60642



SIGNATURE PAGE FOLLOWS


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IN WITNESS WHEREOF, Grantors aforesaid have signed and sealed this Deed this 25th day of May, 2023.


Christopher Michael DeGrande


Kristen Annemarie DeGrande

REAL ESTATE TRANSFER TAX		28-May-2023
	COUNTY:	362.50
	ILLINOIS:	725.00
	TOTAL:	1,087.50
17-05-308-129-1001	20230501631160	1-167-813-328

REAL ESTATE TRANSFER TAX		28-May-2023
	CHICAGO:	5,437.50
	CTA:	2,175.00
	TOTAL:	7,612.50 *
17-05-308-129-1001	20230501631160	1-138-273-872

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

Property of Cook County
Cook County Office

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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 Christopher Michael DeGrande and Kristen Annemarie DeGrande, personally known to me to be the same persons whose names are 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.

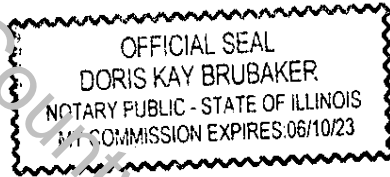
GIVEN under my hand and official seal, this 25th day of May, 2023.

Doris Kay Brubaker
Notary Public

Commission expires:

Send Subsequent Tax Bills To:

Janet & Ryan Gizewski
1522 W Cortez St, Unit 1
Chicago IL 60642



After Recording Return To:

Sarah Donnellan
Praedium Law Group LLC
70 W Madison St, Ste 1400
Chicago IL 60602

111 W, JACKSON BLDG,
SUITE 1700
CHICAGO, IL 60604

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LEGAL DESCRIPTION

Order No.: 23GSC907023LT

For APN/Parcel ID(s): 17-05-308-129-1001

PARCEL 1: UNIT 1 IN THE 1522 WEST CORTEZ CONDOMINIUMS, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 40 IN BAUWEN'S AND STEWART'S SUBDIVISION OF THE WEST PART OF BLOCK 20 OF CANAL TRUSTEE'S SUBDIVISION OF THE WEST 1/2 OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED APRIL 16, 2015, IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 1510613093, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE OWNERSHIP INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-1 AND STORAGE SPACE S-1, LIMITED COMMON ELEMENTS ("LCE") AND GARAGE ROOF RIGHTS, AS DELINEATED ON THE PLAT OF SURVEY, AND THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF UNIT 1, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM; THE GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS AS SET FORTH IN SAID DECLARATION FOR THE REMAINING LAND DESCRIBED THEREIN