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Doc# 2316745045 Fee \$88.00

SHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/16/2023 10:53 AM PG: 1 OF 3



Company

(1092)
CT 23SA4855168 LP
Chicago Title Insurance

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR, WILLIAM T. BARRY, a married person, for and in consideration of Ten and No/100ths Dollars (\$10.00) in hand paid, conveys and warrants to KATIE ANDERSON, an unmarried person, and SYLVIA CHEN, an unmarried person, of 1255 S. State Street, Unit 1413, Chicago, Illinois 60605, as joint tenants, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO: Terms, provisions, covenants, conditions and options contained in and rights established by the Declaration of Condominium Ownership recorded July 9, 2007 as Document No. 0719003037, as amended from time to time; limitations and conditions imposed by the Condominium Property Act; 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 as of June 9, 2023.

THIS IS NOT HOMESTEAD PROPERTY. There are no applicable rights under and by virtue of the Homestead Exemption Law of the State of Illinois.

Permanent Real Estate Index Number(s): **17-15-309-041-1423; 17-15-309-041-1013 and 17-15-309-041-1014**

Address of Real Estate: **1160 S. Michigan Avenue, Unit 3801, and Parking Space Unit 213 and Unit 214, Chicago, Illinois 60605**

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Dated this 6th day of June, 2023.

William T. Barry

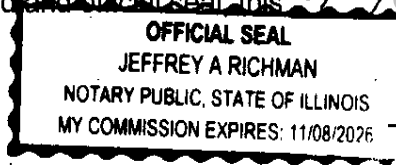
William T. Barry

Property of Clerk's Office

STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **William T. Barry**, personally known to me to be the person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed, and delivered the said 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 official seal, this 6/6/23 day of June, 2023.



Jeffrey A. Richman

(Notary Public)

Prepared By:
Britany Fijolek
Richman, Goldberg & Gorham, LLC
55 E. Monroe Street, Suite 3900
Chicago, IL 60603

Mail To:
Vasili Economopoulos
The Law Office of Vasili Economopoulos, P.C.
17 North Wabash Avenue, Suite 660-B
Chicago, IL 60602

Name and Address of Taxpayer:
Katie Anderson and Sylvia Chen
1160 S. Michigan Avenue
Unit 3801
Chicago, IL 60605

REAL ESTATE TRANSFER TAX		15-Jun-2023
	COUNTY:	483.75
	ILLINOIS	967.50
	TOTAL:	1,451.25
17-15-309-041-1423 20230601639848 0-183-133-904		

REAL ESTATE TRANSFER TAX		15-Jun-2023
	CHICAGO:	7,256.25
	CTA:	2,902.50
	TOTAL:	10,158.75 *
17-15-309-041-1423 20230601639848 1-056-745-168		
* Total does not include any applicable penalty or interest due.		

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Exhibit A
Legal Description

PARCEL 1:

UNIT 3801 AND PARKING SPACE UNIT 213 AND 214 IN THE COLUMBIAN CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF PART OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOT 13 IN BLOCK 21 IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO (EXCEPT FROM SAID PREMISES THAT PORTION THEREOF TAKEN OR USED FOR ALLEY) IN SECTION 15, TOWNSHIP 39 NORTH, RANGE 14 LYING EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AND IS ATTACHED AS EXHIBIT B TO THE DECLARATION OF CONDOMINIUM RECORDED JULY 9TH, 2007 AS DOCUMENT NUMBER 0719003037, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED JULY 9TH, 2007 AS DOCUMENT NUMBER 0719003036 FOR SUPPORT, INGRESS AND EGRESS, MAINTENANCE, UTILITIES AND ENCROACHMENTS, OVER THE LAND DESCRIBED THEREIN AND AS MORE PARTICULARLY DESCRIBED THEREIN.