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2320247002

Doc# 2320247002 Fee \$88.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/21/2023 12:25 PM PG: 1 OF 4

WARRANTY DEED

AFTER RECORDING MAIL TO:

Peter Johnson, Esq.
Johnson & Sullivan, Ltd.
11 E. Hubbard St., Suite 702
Chicago, IL 60611

MAIL REAL ESTATE TAX BILL TO:

Matthew John Fischer and Anita V. Fischer
660 W. Wayman St., Unit 603 *6957 Trailwater Trail*
Chicago, IL 60661 *Frisco TX 75036*

Chicago Title *235ND17140 L2 1/2 ✓*

(Reserved for Recordors Use Only)

THE GRANTOR: Michael Moyers, married to Karuna D. Moyers, of 660 W. Wayman St., Unit 603, Chicago, IL 60661, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to **Matthew John Fischer and Anita V. Fischer**, husband and wife, of 6957 Trailwater Trail, Frisco, TX 75036, to have and to hold, as ~~Tenants by the Entirety~~, the following described Real Estate, situated in the County of Cook, in the State of Illinois, to wit:


**Joint Tenants*

SEE ATTACHED LEGAL DESCRIPTION



Commonly known as: 660 W. Wayman St., Unit 603, Chicago, IL 60661
PIN: 17-09-301-008-1043 and 17-09-301-010-1092

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: 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 at the time of closing.

REAL ESTATE TRANSFER TAX		20-Jul-2023
	CHICAGO:	2,850.00
	CTA:	1,140.00
	TOTAL:	3,990.00 *

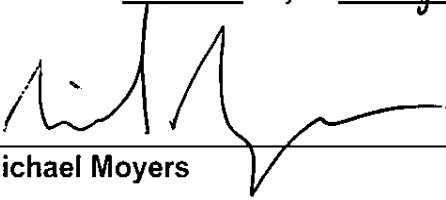
17-09-301-008-1043 | 20230701669184 | 2-053-124-560
Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		20-Jul-2023
	COUNTY:	190.00
	ILLINOIS:	380.00
	TOTAL:	570.00

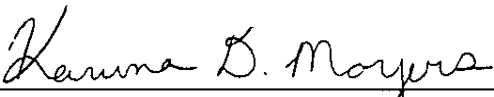
17-09-301-008-1043 | 20230701669184 | 0-931-877-328

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DATED this 7th day of July, 2023.



Michael Moyers

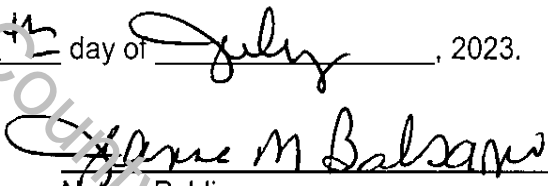


Karuna D. Moyers is signing solely for the purpose of waiving her homestead rights

STATE OF ILLINOIS)
)SS
COUNTY OF LAKE)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **Michael Moyers and Karuna D. Moyers**, personally known to me to be the same persons whose name are subscribed to the foregoing instrument, appeared before me this day in person and individually acknowledged that they signed and delivered the 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 7th day of July, 2023.



Notary Public

NAME AND ADDRESS OF PREPARER:

Andrew B. Fuller, Esq.
Buckley Fine, LLC
201 S. Grove Ave., 4th Floor
Barrington, IL 60010



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LEGAL DESCRIPTION

Order No.: 23GND217140LZ

For APN/Parcel ID(s): 17-09-301-008-1043 and 17-09-301-010-1092

PARCEL 1:

UNIT NUMBER 603B IN THE TRIO II CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING REAL ESTATE:

(THAT PORTION OF) LOTS 1 TO 11, BOTH INCLUSIVE, IN BLOCK 62 IN CANAL TRUSTEE'S SUBDIVISION OF LOTS AND BLOCKS IN THE ORIGINAL TOWN OF CHICAGO IN THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THE INTEREST ACCRUING TO SAID LOTS IN AND TO VACATED CARROLL AVENUE NORTH AND ADJOINING SAID LOTS AND ALSO EXCEPTING THEREFROM THAT PART THEREOF CONVEYED TO THE NORTH SUBURBAN MASS TRANSIT, A MUNICIPAL CORPORATION OF ILLINOIS BY DEED RECORDED MARCH 5, 1976 AS DOCUMENT NUMBER 23403724, AS CORRECTED BY DEED RECORDED NOVEMBER 14, 1978 AS DOCUMENT NUMBER 24716776;

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0728203080, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE (EXCLUSIVE) RIGHT TO THE USE OF S-43, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0728203080.

PARCEL 3:

UNIT NUMBER GU-92 IN THE TRIO PARK GARAGE CONDOMINIUM; AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

(THAT PORTION OF) LOTS 1 TO 11, BOTH INCLUSIVE, IN BLOCK 52 IN CANAL TRUSTEE'S SUBDIVISION OF LOTS AND BLOCKS IN THE ORIGINAL TOWN OF CHICAGO IN THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THE INTEREST ACCRUING TO SAID LOTS IN AND TO VACATED CARROLL AVENUE NORTH AND ADJOINING SAID LOTS AND ALSO EXCEPTING THEREFROM THAT PART THEREOF CONVEYED TO THE NORTH SUBURBAN MASS TRANSIT, A MUNICIPAL CORPORATION OF ILLINOIS, BY DEED RECORDED MARCH 5, 1976 AS DOCUMENT NUMBER 23408724, AS CORRECTED BY DEED RECORDED NOVEMBER 14, 1978 AS DOCUMENT NUMBER 24716776;

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0723403024, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 4:

A PERPETUAL AND NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCELS 1 AND 3 AS CREATED BY THE RECIPROCAL EASEMENT AGREEMENT AND RECORDED MARCH 31, 2005 AS DOCUMENT NUMBER 0509033011 MADE BY AND BETWEEN 325 UNION, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY AND CMC HEARTLAND PARTNERS, A DELAWARE LIMITED PARTNERSHIP FOR THE PURPOSE OF INGRESS AND EGRESS OVER, UPON AND ACROSS THE DRIVE AISLES IN ANY PARKING DECK IMPROVEMENTS FROM TIME TO TIME LOCATED ON THE

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LEGAL DESCRIPTION

(continued)

CMC PROPERTY TO PROVIDE ACCESS FOR MOTOR VEHICLES TO AND FROM THE 325 PROPERTY FROM AND TO DES PLAINES AVENUE.

Property of Cook County Clerk's Office

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

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RECORDING DIVISION
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