

UNOFFICIAL COPY

WARRANTY DEED

THE GRANTOR 2653 North Orchard, LLC, an Illinois limited liability company
1042 AP2303278-2

created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of Ten Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and WARRANTS in fee simple unto Andrew Litch and Hiu-Yu Yang, husband and wife, and both, of Chicago, Illinois. & David

as Tenants by the Entirety, all interest, in the following described real estate in the County of Cook and State of Illinois, to wit:

See Reverse Hereof for Legal Description

Permanent Index Number: 14-28-304-012-0000

Address of Real Estate: 2653 North Orchard, Unit 2, Chicago, Illinois 60614



Doc# 2320740015 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/26/2023 11:29 AM PG: 1 OF 2

together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

TO HAVE AND TO HOLD said premises FOREVER.

Said Grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the Grantor has caused its name to be signed by these presents by its Authorized Representative this 19th day of July, 2023.

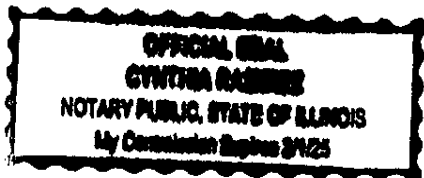
2653 North Orchard, LLC,
an Illinois limited liability company

By: Martin Ronan
Authorized Representative

State of Illinois, County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Martin Ronan, Authorized Representative of Grantor, 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 he signed, sealed and delivered said instrument as his free and voluntary act, and as the free and voluntary act of Grantor, for the uses and purposes therein set forth.

Given under my hand and official seal, this 19th day of July, 2023.



Cynthia Ramirez
NOTARY PUBLIC
My commission expires on 3/1/2025

REAL ESTATE TRANSFER TAX

25-Jul-2023



COUNTY: 368.75
ILLINOIS: 737.50
TOTAL: 1,106.25

14-28-304-012-0000

| 20230701678464 | 1-987-293-648

UNOFFICIAL COPY

LEGAL DESCRIPTION

PARCEL 1:

UNIT 2 IN THE 2653 NORTH ORCHARD CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 15 IN WATKINS AND SNOW'S SUBDIVISION OF THE NORTH 700 FEET OF THE WEST 200 FEET OF OUTLOT D IN WRIGHTWOOD A SUBDIVISION OF THE SOUTHWEST ¼ OF SECTION 28 TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED JUNE 8, 2023 AS DOCUMENT 2315922002, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL: 2

THE EXCLUSIVE RIGHTS TO THE USE GARAGE SPACE P-2 AND STORAGE SPACE S-2, AS LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE AFOREMENTIONED DECLARATION OF CONDOMINIUM.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE-DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

Subject to: (1) real estate taxes not yet due and payable; (2) applicable zoning, building laws and ordinances; which are not violated by improvements on the property; (3) public utility easements; (4) private easements for pedestrian ingress and egress; (5) provisions of the Municipal Code of Chicago; (6) provisions of the Condominium Property Act of Illinois (the "Act"); (7) all rights, easements, restrictions, conditions and reservations of record or contained in the Declaration or reserved by The 2653 North Orchard Condominium Association (the "Association") to itself and its successors and assigns, for the benefit of all Unit Owners at the Condominium; (8) encroachments, if any, shown on the Plat of Survey attached to the Declaration, with encroachment endorsements on the owners title insurance policy; (9) assessments due to the Association after the Closing Date; and (10) such other matters as to which the Title Insurer commits to insure Grantee against loss or damage; provided Grantor shall pay any and all fees and costs associated therewith.

THIS PROPERTY IS NOT HOMESTEAD PROPERTY.

Permanent Index Number: 14-28-304-012-0000

Address of Real Estate: 2653 North Orchard, Unit 2, Chicago, Illinois 60614

This instrument was prepared by: Eileen C. Lally, 1530 West Fullerton, Chicago, Illinois 60614

UPON RECORDING MAIL TO:

Andrew Litch
2653 North Orchard unit 2
Chicago IL 60614

SEND SUBSEQUENT TAX BILLS TO:

Same

REAL ESTATE TRANSFER TAX

CHICAGO: 5,531.25

CTA: 2,212.50

TOTAL: 7,743.75 *

14-28-304-012-0000 | 20230701678464 | 0-981-627-344

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

25-Jul-2023

