

UNOFFICIAL COPY

PREPARED BY:

Donald Battaglia
3324 N. Oak Park Avenue
Chicago, IL 60634

Doc#: 2410820072 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 4/17/2024 9:48 AM Pg: 1 of 2

MAIL TAX BILL TO:

2035 Orleans Condominium Association
2035 N. Orleans Street
Chicago, Illinois 60614

Doc ID 20240401676493

ST/Co Stamp 0-326-074-872 ST Tax \$100.00 CO Tax \$50.00

City Stamp 0-742-015-280 City Tax \$1,050.00

MAIL RECORDED DEED TO:

Donald Battaglia
3324 N. Oak Park Avenue
Chicago, IL 60634

WARRANTY DEED

Statutory (Illinois)

THE GRANTOR(S), Orleans Clark Holdings, LLC, an Illinois limited liability company, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANT(S) to 2035 Orleans Condominium Association, an Illinois not-for-profit corporation, all right, title, and interest in the following described real estate situated in the County of COOK State of Illinois, to wit:

GARAGE UNITS GU1 AND GU2 IN THE 2035 ORLEANS CONDOMINIUM, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

PARCEL 1:

THE NORTHEAST 1/4 (EXCEPT THAT PART THEREOF TAKEN AND USED FOR LANE PLACE, NOW COMMONLY KNOWN AS NORTH ORLEANS STREET) OF LOT 4 IN CHRISTIAN KUHN'S SUBDIVISION OF BLOCK 31 IN THE CANAL TRUSTEES' SUBDIVISION OF THE NORTH 1/2 AND THE NORTH 1/2 OF THE SOUTHEAST 1/4 AND THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN;

PARCEL 2:

THAT PART OF SUB-LOT 3 LYING EAST OF LANE PLACE (NOW COMMONLY KNOWN AS NORTH ORLEANS STREET) OF THE SUBDIVISION OF LOT 3 IN CHRISTIAN KUHN'S SUBDIVISION OF BLOCK 31 IN THE CANAL TRUSTEES' SUBDIVISION OF THE NORTH 1/2 AND THE NORTH 1/2 OF THE SOUTHEAST 1/4 AND THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN;

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED APRIL 2, 2019 AS DOCUMENT NO. 1909234073, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

ADDRESS: 2035 N. Orleans Street, Parking Spaces GU1 & GU2, Chicago, IL 60614


Property Index Nos.: 14-33-208-034-1011, and 14-33-208-034-1012

Subject, however, to the general taxes for the year of 2023 and thereafter, and all instruments, covenants, restrictions, conditions, applicable zoning laws, ordinances, and regulations of record.

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Warranty Deed - *Continued*

Dated this 29 of March 2024

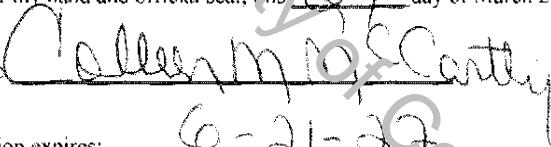

Orleans Clark Holdings, LLC
By R. Todd Buffington, managing member

STATE OF ILLINOIS
COUNTY OF COOK

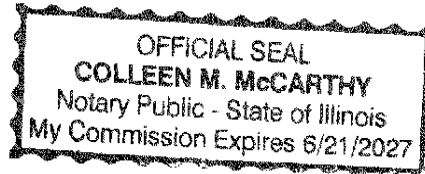
I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that R. Todd Buffington, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 29 day of March 2024

Notary Public



My commission expires: 6-21-27



Property 29
Cook County Clerk's Office