

# UNOFFICIAL COPY

**WARRANTY DEED  
Statutory (ILLINOIS)  
(Individual to Individual)**

Doc#: 2415602197 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 6/4/2024 3:29 PM Pg: 1 of 3

Dec ID 20240501613135

ST/Co Stamp 0-185-382-192 ST Tax \$489.00 CO Tax \$244.50

City Stamp 1-595-094-320 City Tax \$5,134.50

**GRANTOR(S)**

**BRIAN PEYROT, ,**

**A single man, and**

**ANNA CHAIKEN,**

**A single woman**

**of the County of**

**Cook, State of ILLINOIS**

**for and in consideration of**

**Ten Dollars (\$10.00) and other**

**good and valuable consideration in**

**hand paid, CONVEY(S) and**

**WARRANT(S) to the grantee(s),**

Francis Labelle and

Hannah Labelle, Husband and Wife

(The Above Space for Recorder's Use)

As tenants by the entirety, 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.

TO HAVE AND TO HOLD the same unto said Grantee, and to the proper use, benefit and behalf, forever, of said Grantee with the release of homestead rights, if any.

Dated this 25 day of May, 2024.



BRIAN PEYROT



ANNA CHAIKEN

STATE OF ILLINOIS )

) ss

FIDELITY NATIONAL TITLE CH24006555

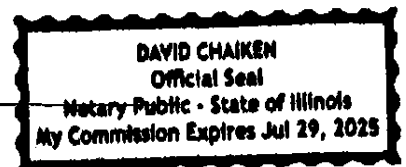
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Brian Peyrot, a single man and Anna Chaiken, a single woman, 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 the said instrument as their free and voluntary act, for the uses and purposes therein set forth, with release of homestead rights.

Given under my hand and notary seal, this 25 day of May, 2024.



NOTARY PUBLIC



Prepared by: David Chaiken, Esq., 6520 N. Knox, Lincolnwood, IL 60712

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## EXHIBIT A LEGAL DESCRIPTION

PARCEL 1: UNIT 3W TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 2800 W. CHICAGO CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 1016622031, IN SOUTHWEST ¼ OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2: EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE NO P2 AND TO THE EXCLUSIVE USE OF ROOF DECK 3W, LIMITED COMMON ELEMENTS AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS..

Subject to: real estate taxes, not yet due and payable, Declaration of Condominium for 2800 W. Chicago Condominium; restrictions, covenants and conditions per document recorded as document number 1016622030; assessments not yet due and payable

Pin: 16-01-326-081-1005

Address: 2800 N. Chicago, #3W, Chicago, Il 60622

### GRANTEE'S ADDRESS

Mail to / Tax Bill to :

Francis Labelle

2800 N. Chicago #3W

Chicago IL 60622

# UNOFFICIAL COPY

**REAL ESTATE TRANSFER TAX**

31-May-2024



<b>COUNTY:</b>	244.50
<b>ILLINOIS:</b>	489.00
<b>TOTAL:</b>	733.50

16-01-326-081-1005

| 20240501613135 | 0-185-382-192

**REAL ESTATE TRANSFER TAX**

31-May-2024



<b>CHICAGO:</b>	3,667.50
<b>CTA:</b>	1,467.00
<b>TOTAL:</b>	5,134.50 *

16-01-326-081-1005 | 20240501613135 | 1-595-094-320

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

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