

# UNOFFICIAL COPY

WARRANTY DEED  
ILLINOIS STATUTORY  
INDIVIDUAL

Doc#. 2417030000 Fee: \$107.00  
CEDRIC GILES  
COOK COUNTY CLERK'S OFFICE  
Date 6/18/2024 9:06 AM Pg: 1 of 3

Dec ID 20240601629100  
ST/Co Stamp 1-434-705-200 ST Tax \$280.00 CO Tax \$140.00  
City Stamp 1-127-800-112 City Tax \$2,940.00

**FIRST AMERICAN TITLE**  
**FILE #** AF1043415

Preparer File: Chou  
FATIC No.: AF1043415

THE GRANTOR(S) Hsuan Min Chou and Blythe Howard Chou, husband and wife, of the City of Chicago, County of Cook, State of IL for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Stephen Bayer, a single man, of the City of Chicago, County of Cook, State of IL, taking title individually, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: \*S

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

**SUBJECT TO:**

General taxes for the year 2023 and all subsequent years and any covenants, conditions, easements and restrictions of record.

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

Permanent Real Estate Index Number(s): 11-31-226-035-1015

Address(es) of Real Estate: 6816 North Ashland Blvd, Unit 4D  
Chicago, Illinois 60626



First American  
Title Insurance Company

Warranty Deed - Individual

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Dated this 5 day of June, 20 24

Hsuan Min Chou

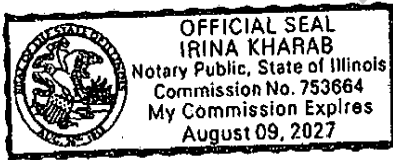
Blythe Howard-Chou

Blythe Howard Chou

STATE OF ILLINOIS, COUNTY OF Cook SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Blythe Howard Chou and Hsuan Min Chou, personally known to me to be the same person(s) whose name(s) 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, including the release and waiver of the right of homestead.

Given under my hand and official seal this 5 day of June, 20 24



[Signature]  
Notary Public

Prepared by:  
Nozari Legal, LLC  
1603 Orrington Ave Suite 600  
Evanston, IL 60201

Mail to: Codilis + Associates  
15W030 N. Frontage Rd  
Suite 100  
Burr Ridge, IL 60527

Name and Address of Taxpayer:

Stephen S. Bayer  
6816 N Ashland Blvd, 4D  
Chicago, IL 60626

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## Exhibit "A" – Legal Description

Unit Number 4D in the KELSEY COURT II CONDOMINIUM, as delineated on a survey of the following described tract of land:

Lot 4 in Block 43 in ROGERS PARK, being a subdivision of Section 30 lying South of the Indian Boundary line, the Northeast Quarter and part of the Northwest Quarter of Section 31 and also the West Half of the Northwest Quarter of Section 32 all in Township 41 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Which survey is attached as exhibit 'A' to the Declaration of Condominium recorded February 8, 2006 as Document Number 0603934071; together with its undivided percentage interest in the common elements in Cook County Illinois.

