



2418330130

WARRANTY DEED

Doc# 2418330130 Fee \$88.00

ILRHSP FEE:\$18.00 RPRF FEE:\$1.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

DATE: 7/1/2024 12:08 PM

PAGE: 1 OF 4

WHEN RECORDED, MAIL TO:

SEE BELOW

SEND SUBSEQUENT TAX BILLS TO:

Justin Berchtold

Tabitha Berchtold

200 W. Grand Avenue, Unit 704

Chicago, Illinois 60654

GRANTORS, **ABIGAIL L. KOURI**, married to **Patrick Kilrea**, both of Chicago, Illinois, **JAY S. HERRON** and **ANGELA J. HERRON**, husband and wife, and **THE MIRANDA M. KOURI DECLARATION OF TRUST DATED JUNE 27, 2011**, 2011 THROUGH ITS TRUSTEE, **MIRANDA M. KOURI**, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY and WARRANT to the GRANTEES, **JUSTIN BERCHTOLD** and **TABITHA OH BERCHTOLD**, of Chicago, Illinois, AS TENANTS BY THE ENTIRETY, all of their interest in the following described real estate in the County of Cook, in the State of Illinois:

SEE ATTACHED LEGAL DESCRIPTION

Permanent Index Nos.: 17-09-237-025-1045, 17-09-237-025-1194

Property Address: 200 W. Grand Avenue, Unit 704 and P99, Chicago, Illinois 60654.

THIS IS NOT HOMESTEAD PROPERTY AS TO JAY S. HERRON AND ANGELA J. HERRON AND THE MIRANDA M. KOURI DECLARATION OF TRUST DATED JUNE 27, 2011.

Subject to the following, if any: (1) General real estate taxes for the year 2023-2nd installment and subsequent years; (2) covenants, conditions and restrictions of record; if any; (3) Purchasers' mortgages of record, if any.

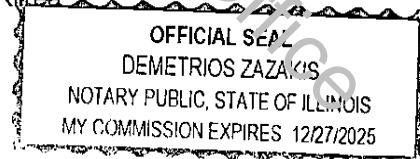
DATED this 17 Day of June, 2024.

Abigail L. Kouri

Patrick Kilrea

STATE OF ILLINOIS)

COUNTY OF COOK)



I, the undersigned, a Notary Public, do hereby certify that ABIGAIL L. KOURI and PATRICK KILREA, 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, including the release and waiver of the right of homestead.

Given under my hand and notary seal, this 17th Day of June, 2024.My commission expires 12/27/25

Notary Public

PREPARED BY: James D. Zazakis, Esq., 3832 N. Ashland Avenue, Suite 1S, Chicago, Illinois 60613


2468A375076LT Rff 1062

UNOFFICIAL COPY

WARRANTY DEED

Permanent Index Nos.: 17-09-237-025-1045; 17-09-237-025-1194


Property Address: 200 W. Grand Avenue, Unit 704 and P99, Chicago, Illinois 60654.

DATED this 11th Day of June, 2024.
Jay S. Herron
Angela J. Herron

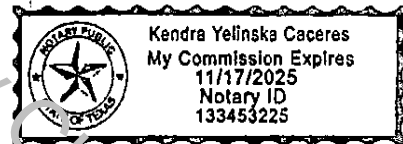
STATE OF TEXAS)

COUNTY OF Tarrant)

I, the undersigned, a Notary Public, do hereby certify that JAY S. HERRON and ANGELA J. HERRON, 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, including the release and waiver of the right of homestead.

Given under my hand and notary seal, this 11th Day of June, 2024.My commission expires 11-17-2025 
Notary Public

PREPARED BY: James D. Zazakis, Esq., 3832 N. Ashland Avenue, Suite 1S, Chicago, Illinois 60613

**REAL ESTATE TRANSFER TAX**

26-Jun-2024



COUNTY:	220.00
ILLINOIS:	440.00
TOTAL:	660.00

17-09-237-025-1045

| 20240601636565 | 0-694-231-856

REAL ESTATE TRANSFER TAX

27-Jun-2024



CHICAGO:	3,300.00
CTA:	1,320.00
TOTAL:	4,620.00 *

17-09-237-025-1045 | 20240601636565 | 0-458-998-576

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

UNOFFICIAL COPY**WARRANTY DEED**

Permanent Index Nos.: 17-09-237-025-1045; 17-09-237-025-1194

Property Address: 200 W. Grand Avenue, Unit 704 and P99, Chicago, Illinois 60654

DATED this 17th Day of June, 2024.Miranda M. Kouri as Trustee
Miranda M. Kouri, as Trustee

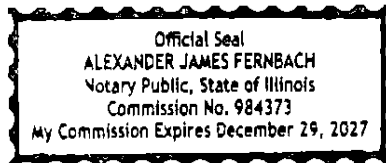
STATE OF ILLINOIS)

COUNTY OF DuPage)

I, the undersigned, a Notary Public, do hereby certify that MIRANDA M. KOURI, 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 she signed, sealed, and delivered the said instrument as her 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 notary seal, this 17th Day of June, 2024.My commission expires 12/29/2027 Alexander Fernbach
Notary Public

PREPARED BY: James D. Zazakis, Esq., 3832 N. Ashland Avenue, Suite 1S, Chicago, Illinois 60613



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EXHIBIT A LEGAL DESCRIPTION

Order No.: 24GSA375076LT

For APN/Parcel ID(s): 17-09-237-025-1045 and 17-09-237-025-1194

PARCEL 1:

UNIT NO. 704 AND P99 IN THE GRAND ON GRAND CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1, 2, 3, 4, 5 AND THE SOUTH HALF OF LOT 6 IN BLOCK 13 IN NEWBERRY'S ADDITION TO CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH EASEMENT FOR THE BENEFIT OF THE AFORESAID LAND AS CREATED BY EASEMENT AGREEMENT MADE BY AND BETWEEN UPTOWN NATIONAL BANK OF CHICAGO AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 13, 2001 AND KNOWN AS TRUST NUMBER 01-104 AND GRAND WELLS DEVELOPMENT, LLC DATED APRIL 17, 2001 AND RECORDED/FILED APRIL 23, 2001 AS DOCUMENT NO. 0010327821;

WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0416634048 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, USE AND ENJOYMENT AS CREATED BY AND SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR RECIPROCAL EASEMENTS RECORDED AS DOCUMENT NUMBER 0416834048.