

# UNOFFICIAL COPY

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



Doc#: 1310204043 Fee: \$42.00  
RHSP Fee: \$10.00 Affidavit Fee:  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/12/2013 10:34 AM Pg: 1 of 3

**Mail To:**

Jonathan D. Groll  
830 N. Boulevard  
Suite A  
Oak Park, IL 60301

**Send Subsequent Tax Bills To:**

Paolo Tazzioli  
7523 N. Claremont Ave., Unit 3  
Chicago, Illinois 60645

RECORDER'S STAMP

THE GRANTORS, Julien Richard and Sherry Ahern, husband and wife, of the City of Chicago, State of Illinois, for and in consideration of Ten and no/100 DOLLARS, and other valuable consideration in hand paid,

CONVEY and WARRANT to Paolo Tazzioli, of Chicago, Illinois, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

See Attached Exhibit "A"

SUBJECT TO: Conditions, covenants and restrictions of record; building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate; general real estate taxes for the year 2012 and subsequent years.

Permanent Index Number: 11-30-301-045-1005 and 11-30-301-045-1014

Property Address: 7523 N. Claremont Ave., Unit 3 and P6, Chicago, Illinois 60645

Dated this 19 day of March, 2013.

Julien Richard  
Julien Richard

Sherry Ahern  
Sherry Ahern

SSY  
3  
SCY  
INT  
BOX 334 CTI

282  
11

UP

UP

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STATE OF IL. )  
 )SS  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Julien Richard and Sherry Ahern are 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.

Subscribed and sworn to before me this 19<sup>th</sup> day of March, 2013.



Karim B. Demas  
Notary Public

My Commission Expires: 6-2-14

This instrument was prepared by:



Randall Boyer, Esq., 3223 Lake Avenue, Suite 15C 303, Wilmette, IL 60091  
(Name and Address)

**MAIL TO:**


Jonathan D. Groll  
830 N. Boulevard  
Suite A  
Oak Park, IL 60301

**SEND SUBSEQUENT TAX BILLS TO:**

Paolo Tazzioli  
7523 N. Claremont Ave., Unit 3  
Chicago, Illinois 60645

REAL ESTATE TRANSFER		03/29/2013
	COOK	\$89.50
	ILLINOIS:	\$179.00
	<b>TOTAL:</b>	<b>\$268.50</b>

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REAL ESTATE TRANSFER		03/29/2013
	CHICAGO:	\$1,342.50
	CTA:	\$537.00
	<b>TOTAL:</b>	<b>\$1,879.50</b>

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**STREET ADDRESS:** 7523 N. CLAREMONT AVE. #3

**CITY:** CHICAGO

**COUNTY:** COOK

**TAX NUMBER:** 11-30-301-045-1005

**LEGAL DESCRIPTION:**

UNIT 3N AND PARKING SPACE P6 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN CONDOMINIUMS OF CLAREMONT CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 96310763 AS AMENDED FROM TIME TO TIME, IN THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office