

UNOFFICIAL COPY

WARRANTY DEED ILLINOIS



Doc#: 1328942099 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/18/2013 11:04 AM Pg: 1 of 2

THE GRANTORS:

Patrick D. Cannizzaro,
Married to Joanna Cannizzaro,
2909 N. Sheridan Rd, Unit 305

of the City of Chicago, County of Cook, State of Illinois, for and in consideration of ten dollars (\$10.00) and any other good and valuable consideration, in hand pay, CONVEYS and WARRANTS to:

Joby Paradiso-Francis and Sarah Paradiso-Francis
Husband and Wife
1225 Sassafras Street
San Diego, CA 92103

As Tenants by the Entirety, not as Tenants in Common nor as Joint Tenants, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:


UNIT NUMBER 305 IN 2909 SHERIDAN ROAD CONDOMINIUM HOMES AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THAT PART OF LOTS 3 AND 4 OF ASSESSOR'S DIVISION OF LOTS 1 AND 2 IN THE SUBDIVISION BY CITY OF THE EAST FRACTIONAL 1/2 OF FRACTIONAL SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES BETWEEN SHIRIDAN ROAD ON THE WEST, OAKDALE AVENUE ON THE NORTH, COMMONWEALTH AVENUE ON THE EAST AND SURF STREET ON THE SOUTH, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE ABOVE TRACT AND RUNNING EAST ALONG THE SOUTH LINE OF THAT TRACT 200 FEET; THENCE NORTH 185 FEET ON A LINE PARALLEL WITH THE WEST LINE OF SAID TRACT; THENCE WEST 200 FEET ON A LINE PARALLEL WITH THE SOUTH LINE OF SAID TRACT AND THENCE SOUTH 185 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED JANUARY 28, 1980 AS DOCUMENT NUMBER 25339659; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

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

SUBJECT TO: The following, if any: covenants, conditions and restrictions of record: public and utility easements; acts done by or suffered through Buyer; ~~all special governmental taxes or assessments confirmed and unconfirmed~~; condominium declaration and bylaws, if any; and general real estate taxes not yet due and payable at the time of Closing.

Buy 734

REAL ESTATE TRANSFER	09/21/2013
 CHICAGO:	\$1,185.00
CTA:	\$474.00
TOTAL:	\$1,659.00

14-28-204-010-1074 | 20130901603296 | 6S9Q2W

REAL ESTATE TRANSFER	09/21/2013
 COOK:	\$79.00
 ILLINOIS:	\$158.00
TOTAL:	\$237.00

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Permanent Index Number: 14-28-204-010-1074.

Address of Real Estate: 2909 N. Sheridan Road, Unit 305, Chicago, IL 60657.

Dated this 4th day of September, 2013

Patrick D. Cannizzaro
Patrick D. Cannizzaro

Joanna Cannizzaro
Joanna Cannizzaro, for the purpose
of waiving homestead property rights

STATE OF ILLINOIS

COUNTY OF COOK

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) ss
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I, the undersigned a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Patrick D. Cannizzaro and Joanna Cannizzaro, personally known to me to be the same person whose names 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.

GIVEN under my hand and official seal, this 4th day of September, 2013.

Kimberly J. Hayworth
Notary Public

OFFICIAL SEAL
KIMBERLY J HAYWORTH
NOTARY PUBLIC - STATE OF ILLINOIS
Commission Expires 06/01/17

This instrument was prepared by: THE POWERS FIRM, LTD.
100 N. LaSalle Street, Suite 1500
Chicago, Illinois 60602

MAIL TO:

Joanne Gleason
1523 N. Walnut Avenue
Arlington Heights, IL 60004

MAIL SUBSEQUENT TAX BILLS TO:

Joby and Sarah Paradiso-Francis
~~2909 N. Sheridan Road, Unit 305~~
~~Chicago, IL 60657~~
1225 Sassafras Street
San Diego, IL 92103