

71008612  
**UNOFFICIAL COPY**

**WARRANTY DEED (Illinois)**

THIS DEED is made as of the 9 day of November, 2015, by and between

CHRISTOPHER T. KOPECHESSI  
An Unmarried Man  
("Grantor," whether one or more),

and

CLYDE R. BURNETTE JR.

a(n) single man

of Chicago, IL

("Grantee," whether one or more).



Doc#: 1535019025 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 12/18/2015 09:51 AM Pg: 1 of 4

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00), in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does WARRANT, COVENANT, AND CONVEY unto the Grantee, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of COOK and State of Illinois known and described as follows, to wit:

UNITS 101 AND P-9 IN THE METRO POINTE LOFT CONDOMINIUMS, AS DELINEATED ON A SURVEY OF PART OR PARTS OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOTS 15, 16, 17, 18, 19, AND 20 IN BLOCK 9 IN BARRETT AND GALLOWAY'S RESUBDIVISION OF BLOCKS 7, 8 AND 9 IN HENRY TOWN AND OF THE NORTH 100 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED JUNE 25, 1996 AS DOCUMENT NUMBER 96-487857 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

COMMONLY KNOWN AS: 5823 N. RAVENSWOOD AVE., UNIT 101, CHICAGO, IL 60660

PARCEL INDEX NUMBER (PIN): 14-06-404-032-1001 / 14-06-404-032-1041 (VOLUME 474)

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainder, rents issues and profits hereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, his heirs and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, his heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND,

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subject to: Covenants, conditions, restrictions of record, public and utility easements, provided that such exceptions do not impair Purchaser's intended use of the Unit of residential purposes, and general real estate taxes for the year 2014 and subsequent years.

COMMONLY KNOWN AS: 5823 N. RAVENSWOOD AVE., UNIT 101, CHICAGO, IL 60660

PARCEL INDEX NUMBER (PIN): 14-06-404-032-1001 / 14-06-404-032-1041 (VOLUME 474)

IN WITNESS WHEREOF, said Grantor has caused its signature to be hereto affixed, and has caused its name to be signed to these presents, this 9 day of November, 2015.

Property of Cook County Clerk's Office

Christopher T. Kopecchessi  
CHRISTOPHER T. KOPECHESSI

Prepared by: Rosenthal Law Group, LLC, 3700 W Devon Ave, Lincolnwood, IL 60712

MAIL TO:

John A. Zimmerman  
1425 W. BANNER AVE  
CHICAGO, IL 60640

SEND SUBSEQUENT TAX BILLS TO:  
CLYDE R. BURNETTE JR.

5823 N. Ravenswood Ave. Unit 101  
Chicago IL 60660

OR

RECORDER'S OFFICE BOX NO. \_\_\_\_\_

State of California )  
County of Ventura ) SS

(S) I, the undersigned, a Notary Public in and for said County and State, do hereby certify that CHRISTOPHER T. KOPECHESSI, and  
JULIE DOUGLAS, is/are personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument,  
appeared before me this day in person and acknowledged that they signed, sealed and delivered said instrument as their free and  
voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 9 day of November, 2015.

Notary Public [Signature]

My Commission Expires: August 20, 2017

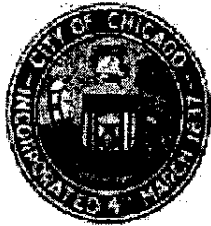


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## REAL ESTATE TRANSFER TAX

14-Dec-2015



<b>CHICAGO:</b>	2,002.50
<b>CTA:</b>	801.00
<b>TOTAL:</b>	2,803.50

14-06-404-032-1001 | 20151201651684 | 0-368-108-608

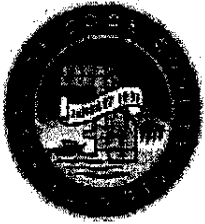
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## REAL ESTATE TRANSFER TAX

14-Dec-2015



<b>COUNTY:</b>	133.50
<b>ILLINOIS:</b>	267.00
<b>TOTAL:</b>	400.50

14-06-404-032-1001 | 20151201651684 | 0-163-603-520

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