

UNOFFICIAL COPY

CITYWIDE
TITLE CORPORATION
850 W. JACKSON BLVD., SUITE 320
CHICAGO, IL 60607

Doc#: 1602508184 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/25/2016 01:27 PM Pg: 1 of 4

Dec ID 20160101661622
ST/CO Stamp 0-270-606-912 ST Tax \$231.00 CO Tax \$115.50
City Stamp 1-594-604-608 City Tax: \$2,425.50

WARRANTY DEED
Statutory (ILLINOIS)

71131
This instrument was prepared by:
Sean Byrne
Byrne Law Group
1141 W. Washington Blvd.
Suite 242
Chicago, Illinois 60607

After recording return to:
Scott D. Hodes
Attorney at Law
180 N. LaSalle Street
Suite 3700
Chicago, Illinois 60601

THE GRANTOR(S), DANIELLE B. ZIMMERMAN, ^{married, AB} of the City of Chicago, State of Illinois, for and in consideration of Ten and no/100 (\$10.00) Dollars, and for other good and valuable consideration in hand paid, CONVEYS and WARRANTS to Virginia Farley, Robert Shapiro & Idelsa Samanamuol, as joint tenants, of the City of Chicago, State of Illinois, all interest in the following described real estate situated in the City of Chicago, County of Cook, in the State of Illinois, legally described on Exhibit "A" attached hereto and incorporated herein by this reference, together with all buildings, structures, fixtures and other improvements located thereon, and all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, 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:

605 * 100 E. Bellevue Place,
TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, its successors and assigns, forever

And the Grantor, for itself and its successors, does covenant, promise and agree to and with the Grantee and its successors and assigns, that Grantor 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 Grantor will WARRANT AND DEFEND, the said premises against all persons claiming, or to claim the same, by, through or under Grantor, subject only to the permitted exceptions set forth on Exhibit "B" attached hereto and incorporated herein by this reference.


Grantor releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

DATED this 16 day of January, 2016.

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GRANTORS:

By: 
Danielle B. Zimmerman

This property is not homestead as to the Grantor. 

STATE OF ILLINOIS)
) SS.
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said county, in the State aforesaid, DO HEREBY CERTIFY that Danielle B. Zimmerman, personally known to me to be the person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered said instrument as her free and voluntary act for the uses and purposes therein set forth, including release and waiver of the right of homestead.

Given under my hand and official seal, this 16 day of January, 2016.


Notary Public



Send Tax Bills to:
Idelsa Samanamud
33 E. Cedar, Unit 5-G
Chicago, Illinois 60611

Clerk's Office

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EXHIBIT "A"

Legal Description

UNIT NO 5-G AND P-62 IN THE 33 EAST CEDAR CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1: LOTS 1 AND 2 IN AUGUSTIN GAUER'S SUBDIVISION OF THE WEST PART OF THE NORTH 1/3 OF BLOCK 3 IN CANAL TRUSTEE'S SUBDIVISION OF THE SOUTH FRACTIONAL QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE WEST 80 FEET OF THE EAST 150 FEET OF THE WEST 444.75 FEET, OF THE NORTH 1/3 OF BLOCK 3 IN CANAL TRUSTEE'S SUBDIVISION, AFORESAID AS MEASURED ALONG THE NORTH LINE OF SAID BLOCK 3, ALL IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 96160723, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PIN#: 17-03-202-072-1023 & 17-03-202-072-1190

COMMON ADDRESS: 33 EAST CEDAR STREET, UNIT 5-G, CHICAGO, ILLINOIS 60611

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Exhibit B

PERMITTED EXCEPTIONS

1. COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD.
2. BUILDING LINES AND EASEMENTS, IF ANY, PROVIDED THEY DO NOT INTERFERE WITH THE CURRENT USE AND ENJOYMENT OF THE REAL ESTATE. .
3. GENERAL REAL ESTATE TAXES NOT YET DUE AND PAYABLE AT THE TIME OF CLOSING.

Property of Cook County Clerk's Office