



Doc#: 1615918101 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/07/2016 03:22 PM Pg: 1 of 4

**THIS DEED WAS PREPARED BY:**  
Dennis Reboletti  
Law Offices of Dennis Reboletti  
221 E. Lake Street, Suite 101  
Addison, Illinois 60607

**AFTER RECORDING THIS INSTRUMENT  
SHOULD BE RETURNED TO:**

Gregory A. Praun  
Braun & Fitch, PC  
4301 N. Danner Avenue  
Chicago, IL 60645

*Willem Jacobus Conradie  
1857 W. Diversey #202  
Chicago IL 60614*

**WARRANTY DEED**

THIS INDENTURE, made as of April \_\_, 2016, from Vito N and Gia M Dizonno, husband and wife, having an address of 361 W. Montrose, Elmhurst Illinois 60126, Illinois ("Grantor"), to Willem Jacobus Conradie and Danielina Frederika Snyman, having an address 2135 N. Hoyne, Chicago, IL ~~of~~ \* husband + wife as tenants by the entirety ("Grantee"), WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, by Grantee, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, and to its successors and assigns FOREVER, all of that certain real estate situated in the County of Cook and State of Illinois known and described in Exhibit A attached hereto and made a part hereof, together with all and singular improvements and fixtures located thereon, 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 Grantor, either in law or equity of, in and to the above described premises, with the hereditaments and appurtenances (collectively, the "Real Property").


TO HAVE AND TO HOLD the Real Property unto Grantee, and to its successors and assigns in Fee Simple forever. The Real Property does not constitute homestead property.

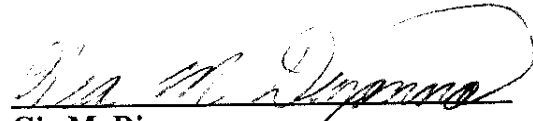
*BM*

# UNOFFICIAL COPY

IN WITNESS WHEREOF, said party of the first part has caused its name to be duly signed to this Warranty Deed as of the day and year first above written.

GRANTORS:

  
Vito N. Dizonno

  
Gia M. Dizonno

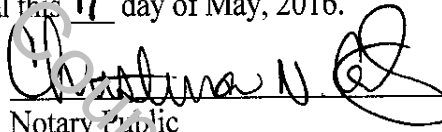
## ACKNOWLEDGEMENT

STATE OF ILLINOIS        )  
  ) SS  
COUNTY OF DuPage     )

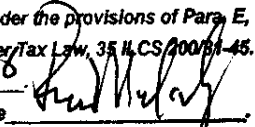
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT, **Vito N. Dizonno and Gia M. Dizonno** appeared before me in person and acknowledged that they signed and delivered the foregoing instrument as their free and voluntary act for the purposes set forth herein.

Given under my hand and notarial seal this 17 day of May, 2016.



  
Notary Public

My commission expires on January 02, 2019

*This conveyance is exempt under the provisions of Para. E, Sec. 31-4.1 Real Estate Transfer Tax Law, 35 ILCS 200/31-45.*  
Date: May 17 2016  
Seller, Buyer or Representative 

# UNOFFICIAL COPY

## EXHIBIT A

### LEGAL DESCRIPTION

PARCEL 1: UNIT 1857-202 IN 1855-59 WEST DIVERSEY CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 54 AND 55 (EXCEPT THE WEST 1.66 FEET OF LOT 55 THEREOF IN MANUFACTURERS ADDITION TO CHICAGO IN THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS AN EXHIBIT "C" TO DECLARATION OF CONDOMINIUM RECORDED 10/31/06 AS DOCUMENT 0630417076, AMENDED DECLARATION OF CONDOMINIUM RECORDED 11/17/06 AS DOCUMENT 0632131092 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS MAY BE FURTHER AMENDED FROM TIME TO TIME.


PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-2, A LIMITED COMMON ELEMENT, AS SET FORTH IN THE CONDOMINIUM DECLARATION RECORDED 10/31/06 AS DOCUMENT 0630417076, AMENDED DECLARATION OF CONDOMINIUM RECORDED 11/17/06 AS DOCUMENT 0632131092 AND AS MAY BE FURTHER AMENDED FROM TIME TO TIME.

PIN: 14-30-402-061-1004

SUBJECT PROPERTY COMMONLY KNOWN AS: 1857 W. Diversey, No. 202, Chicago Illinois 60616

**All future tax bills shall be sent to:**



Willem Jacobus Conradie  
1857 W. Diversey #202  
Chicago, IL 60614

REAL ESTATE TRANSFER TAX		08-Jun-2016
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

14-30-402-061-1004 | 20160601614911 | 1-558-480-192

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

*This conveyance is exempt under the provisions of Para. E, Sec. 31-45 Real Estate Transfer Tax Law, 35 ILCS 200/31-45.*  
 Date: May 11 2016  
 Seller, Buyer or Representative: [Signature]

REAL ESTATE TRANSFER TAX		08-Jun-2016
 	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

14-30-402-061-1004 | 20160601614911 | 1-153-497-408

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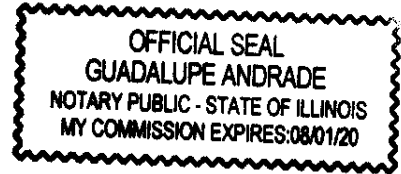
## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: Signature: \_\_\_\_\_  
Grantor or Agent

Subscribed and sworn to before me by the said \_\_\_\_\_, affiant,  
on

Notary Public \_\_\_\_\_  
*Guadalupe Andrade*

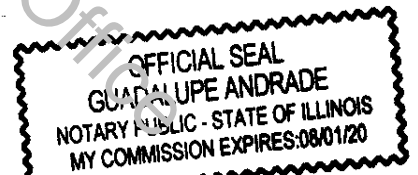


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: Signature: \_\_\_\_\_  
Grantee or Agent

Subscribed and sworn to before me by the said \_\_\_\_\_, affiant,  
on

Notary Public \_\_\_\_\_  
*Guadalupe Andrade*



Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)