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WARRANTY DEED (Illinois)

THIS DEED is made as of the 9 day of August, 2016, by and between



Doc#: 1624210096 Fee: \$40.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/29/2016 12:54 PM Pg: 1 of 2

MICHAEL LAMONICA
A Married Man
("Grantor," whether one or more),

and

TRISTANO PANCANI
("Grantee," whether one or more).

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 her 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:

UNIT 801 AND P-54, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN 212 EAST CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0321744008, AND AS AMENDED FROM TIME TO TIME, IN SOUTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.: 17-22-308-104-1050 / 17-22-308-104-1167

PROPERTY ADDRESS: 212 E CULLERTON ST., UNIT #801, CHICAGO, IL 60616

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D $\frac{1}{2}$
S $\frac{1}{2}$
SC $\frac{1}{2}$
INT $\frac{1}{2}$

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, her heirs and assigns forever.

And the Grantor, for herself, and its successors, does covenant, promise and agree, to and with the Grantee, ~~her~~ ^{his} heirs and assigns, that she has not done or suffered to be done, anything whereby the said premises hereby granted

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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 her, she WILL WARRANT AND DEFEND, 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 2016 and subsequent years.

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 August, 2016.


MICHAEL LAMONICA

* This is Not Homestead Property for the Grantor *

Prepared by: Rosenthal Law Group, L.L.C, 3700 W Devon Ave, Lincolnwood, IL 60712

MAIL TO:
DAVID L BUDSFEIN
35 E Wacker
Chicago, IL 60601
#650

SEND SUBSEQUENT TAX BILLS TO:
TRISTANO PANCANI
212 EAST Cullerton
#501
Chicago IL 60616

RECORDER'S OFFICE BOX NO. _____

P.I.N.: 17-22-308-104-1050 / 17-22-308-104-1167
PROPERTY: 212 E CULLERTON ST., UNIT #801, CHICAGO, IL 60616

STATE OF ILLINOIS }
 } SS
COUNTY OF LAKE }

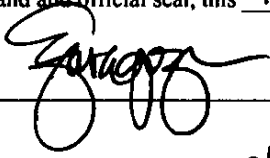
REAL ESTATE TRANSFER TAX		25-Aug-2016
CHICAGO:		2,456.25
CTA:		982.50
TOTAL:		3,438.75 *

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

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that MICHAEL LAMONICA 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 9th day of August, 2016.

Notary Public 

REAL ESTATE TRANSFER TAX		25-Aug-2016
COUNTY:		163.75
ILLINOIS:		327.50
TOTAL:		491.25

17-22-308-104-1050 | 20160801649482 | 1-487-088-448

My Commission Expires: 9/24/18

