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Warranty Deed
Illinois Statutory



Doc# 1628616070 Fee \$44.00

RHSP FEE:\$9.00RPRF FEE \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/12/2016 03:35 PM PG: 1 OF 4

Mail To:

David Rudolph, Esq.
20 N. Clark St. #2500
Chicago IL 60602

Name & Address of Taxpayers:

Sean Murphy and Katherine Sbordone
1800 West Roscoe Street, Unit 304
Chicago, Illinois 60657

THE GRANTORS, MATTHEW M. PERRI AND TRACY E. STRAIT, husband and wife, not as tenants in common but as joint tenants, of the County of Cook, State of Illinois, for and in consideration of Ten and No/100ths Dollars (\$10.00) and other good and valuable considerations in hand paid, CONVEY AND WARRANT to GRANTEES, Sean Murphy and Katherine E. Sbordone, husband and wife, not as joint tenants or tenants in common but as tenants by the entirety, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

Sbordone

UNIT 304 AND P-110 IN ROSCOE VILLAGE LOFTS CONDOMINIUM AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOT 45 (EXCEPT THAT PART CONVEYED TO THE NORTHWESTERN ELEVATED RAILROAD) AND LOTS 64 TO 84, BOTH INCLUSIVE, IN BLOCK 38 IN C.J. FORD'S SUBDIVISION OF BLOCKS 27, 28, 37 AND 38 IN THE SUBDIVISION OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS (EXCEPT THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND EAST 1/2 OF THE SOUTHEAST 1/4 THEREOF) IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 93223608, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Numbers: 14-19-412-019-1038 and 14-19-412-019-1241

Commonly known as: 1800 West Roscoe Street, Unit 304 and P-110, Chicago, Illinois, 60657

SUBJECT TO: General real estate taxes for 2016 and subsequent years, building lines or other use or occupancy restrictions, covenants and restrictions of record; easements for public utilities; drainage ditches; feeders; and laterals.

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

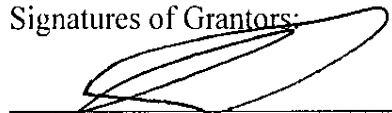
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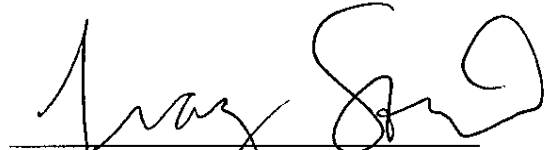
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Dated this 20th day of September, 2016.

Signatures of Grantors:



MATTHEW M. PERRI



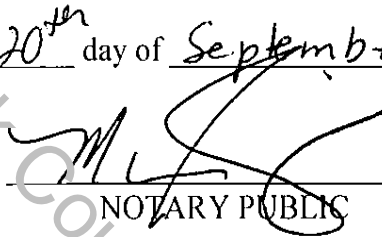
TRACY E. STRAIT

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 MATTHEW M. PERRI and TRACY E. STRAIT, personally known to me to be the same persons whose names 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, including the release and waiver of right of homestead.

Given under my hand and notarial seal, this 20th day of September, 2016.





NOTARY PUBLIC

My commission expires on December 18, 2017.

COUNTY/STATE TRANSFER STAMP

Name & Address of Preparer:
Michaelene M. Burke
ROSANOVA & WHITAKER, LTD.
30 West Jefferson Avenue, Suite 200
Naperville, Illinois 60540

**This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument (Chap. 55 ILCS 5/3-5022).

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

12-Oct-2016



CHICAGO:

3,150.00

CTA:

1,260.00

TOTAL:

4,410.00 *

14-19-412-019-1038 | 20160901659976 | 1-713-960-768

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

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

12-Oct-2016



COUNTY:	210.00
ILLINOIS:	420.00
TOTAL:	630.00

14-19-412-019-1038

| 20160901659976 | 1-508-308-800