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Doc# 1630245066 Fee \$42.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/28/2016 11:31 AM PG: 1 OF 3

16PSA400012LP CTLP 10/28/16

Property of Cook County Clerk's Office

WARRANTY DEED

THE GRANTOR, JANN PEARLMAN, a married woman, 1958 N. Mohawk, Chicago, Illinois, for and in consideration of ten dollars (\$10.00) and other good and valuable consideration in hand paid, **CONVEYS** and **WARRANTS** to the **GRANTEE, TERESA MARIE RICOTTA**, 411 W. Fullerton, Unit 307W, Chicago, Illinois, the following described real estate in the County of Cook in the State of Illinois:

LEGAL DESCRIPTION ATTACHED

Permanent Real Estate Index Number: 14-33-131-063-1010 and 14-33-131-063-1021
Address of Real Estate: 454 W. Armitage Avenue, Unit 1, Chicago, Illinois 60614

Together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto the Grantee.

SUBJECT TO: covenants, conditions and restrictions of record and bounding lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

THIS IS NOT HOMESTEAD PROPERTY.

Dated this 14th day of October 2016

Jann Pearlman
JANN PEARLMAN

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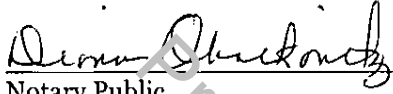
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STATE OF ILLINOIS
COUNTY OF COOK

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

GIVEN under my hand and official seal this 14 day of October 2016


Notary Public





My commission expires: 02-13-17


Prepared by: Dorothy M. Culhane, P.C., 1910 S. Indiana Avenue, Unit 623, Chicago, Illinois 60616

Send subsequent tax bills to: Teresa Marie Ricotta
454 W. Armitage Avenue
Unit 1
Chicago, Illinois 60614

Please mail after recording to: Beata Valente
LAW OFFICES OF BEATA VALENTE, LLC
5508 W. Lawrence Avenue
Chicago, Illinois 60630

*Teresa Marie Ricotta
454 W. Armitage Ave
Unit 1
Chicago IL 60614*

REAL ESTATE TRANSFER TAX		27-Oct-2016
	COUNTY:	191.25
	ILLINOIS:	382.50
	TOTAL:	573.75
14-33-131-063-1010 20161001671629 0-715-235-136		

REAL ESTATE TRANSFER TAX		27-Oct-2016
	CHICAGO:	2,868.75
	CTA:	1,147.50
	TOTAL:	4,016.25 *
14-33-131-063-1010 20161001671629 1-426-251-584		

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

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EXHIBIT A LEGAL DESCRIPTION

Order No.: 16PSA400012LP

For APN/Parcel ID(s): 14-33-131-063-1010 and 14-33-131-063-1021

UNIT 454-1 AND P-2 IN THE ARMITAGE VILLAGE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

ALL OF LOT 2 (EXCEPT THAT PART OF LOT 2 WHICH LIES NORTH OF THE SOUTH 73 FEET THEREOF AND WHICH LIES WEST OF THE EAST LINE OF SAID LOT 1 EXTENDED SOUTH TO THE NORTH LINE OF THE SOUTH 73 FEET OF SAID LOT 2) IN J. ELMER CABLE'S RESUBDIVISION OF LOTS 1 TO 6 IN C.O. HANSEN'S SUBDIVISION OF LOTS 1 TO 5 IN CARLSON AND WELTZ'S SUBDIVISION OF THE WEST 2 ACRES OF BLOCK 29, ALSO LOTS 1 AND 2 IN J. WADINGTON SUBDIVISION OF THE EAST 3 ACRES OF BLOCK 29, ALL IN CANAL TRUSTEES SUBDIVISION OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTH EAST QUARTER AND THE EAST HALF OF THE SOUTH WEST QUARTER OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AUGUST 16, 2004 AS DOCUMENT NUMBER 0422934005, AS MAY BE AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Cook County Clerk's Office