

UNOFFICIAL COPY

Warranty Deed

Doc#: 1631346014 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/08/2016 09:38 AM Pg: 1 of 2

Dec ID 20161001674309
ST/CO Stamp 1-641-996-096 ST Tax \$155.50 CO Tax \$77.75

ILLINOIS

Above Space for Recorder's Use Only

THE GRANTOR(s) Dominick Ventrella and Maria Ventrella, husband and wife, as joint tenants of the Village of Bartlett, County of Cook, State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(s) and WARRANT(s) to *(Name and Address of Grantee-s)* Christian Shin of 225 Main Street, Apt 208, Roselle, Illinois, 60172 the following described Real Estate situated in the County of Cook in the State of Illinois to wit: *(See page 2 for legal description attached hereto and made part hereof.)*, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes for 2016 and subsequent years; Covenants, conditions and restrictions of record, if any; Public and utility easements including easements established by or implied from the Declaration of Condominium; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act; and installments of assessments due after closing.

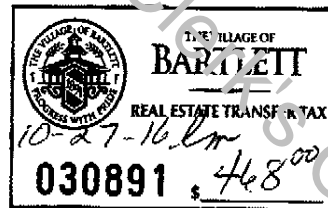
Permanent Real Estate Index Number(s): 06-35-315-070-1008

Address(es) of Real Estate:
271 E Railroad Ave Unit 108
Bartlett Illinois 60103-4484

The date of this deed of conveyance is 10/28/2016.


(SEAL) Dominick Ventrella


(SEAL) Maria Ventrella



State of Illinois

County of DuPage SS.

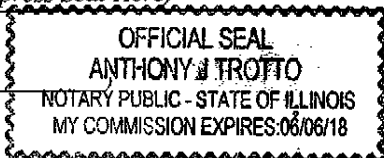
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Dominick Ventrella and Maria Ventrella personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her(their) free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

(Impress Seal Here)

Given under my hand and official seal 10/28/2016.

© By FNTIC 2016

(My Commission Expires



Notary Public

REAL ESTATE TRANSFER TAX

28-Oct-20



COUNTY: 77.5
ILLINOIS: 155.5
TOTAL: 233.0

06-35-315-070-1008

20161001674309 | 1-641-996-096

FIDELITY NATIONAL TITLE

0616033726
1082

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LEGAL DESCRIPTION

For the premises commonly known as:

271 E Railroad Ave Unit 108
Bartlett, Illinois 60103-4484

Legal Description:

PARCEL 1:

UNIT 108 IN THE BARTLETT TOWN CENTER BUILDING 2 CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 7 AND 10 IN BARTLETT TOWN CENTER SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 34, AND PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 35, BOTH IN TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0534927025 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN THE VILLAGE OF BARTLETT, COOK, DUPAGE AND KANE COUNTIES, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE 16 AND STORAGE SPACE R, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0534927025.

PARCEL 3: EASEMENTS FOR THE BENEFIT OF PARCEL 1 AND OTHER PROPERTY FOR INGRESS, EGRESS USE AND ENJOYMENT AS CREATED BY AND SET FORTH IN THE DECLARATION OF EASEMENTS AND COVENANTS AND MAINTENANCE AGREEMENT FOR BARTLETT TOWN CENTER RECORDED AS DOCUMENT NUMBER 0431427069.

This instrument was prepared by
Anthony J. Trotto
Attorney at Law
138 W. Irving Park Road
Wood Dale, IL 60191

Send subsequent tax bills to:
Christian Shin
271 E. Railroad Ave., # 108
Bartlett, Illinois 60103

Recorder-mail recorded document to:
Michael A. Angileri, Esq.
Angileri & Associates
1450 Plainfield Rd, Ste. 1
Darien, Illinois 60561