

~~GI~~UNOFFICIAL COPY

40029899
This instrument prepared by: 1/2

Jill Beda Daniels
Jill Daniels LLC
29 S. Brainard Avenue
La Grange, Illinois 60525

Doc#: 1705506047 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/24/2017 09:49 AM Pg: 1 of 3

Dec ID 20170201613969
ST/CO Stamp 1-018-589-888 ST Tax \$383.00 CO Tax \$191.50
City Stamp 0-021-689-024 City Tax: \$4,021.50

MAIL TAX BILL TO:

Patricia Rose
1210 W. Roscoe St. #3
Chicago, IL 60653

MAIL RECORDED DEED TO:

Patricia Rose
1210 W. Roscoe St. #3
Chicago, IL 60653

WARRANTY DEED

Statutory (Illinois)

The Grantors, John Fanone of the City of Chicago, County of Cook, Illinois and Catherine Fanone f/k/a Catherine Marie Becker of the City of Chicago, County of Cook, Illinois, Husband and Wife, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, CONVEYS AND WARRANTS to Patricia Rose* (hereinafter "Grantee"), all right, title and interest in the following described real estate situated in County of Cook, State of Illinois, to wit:

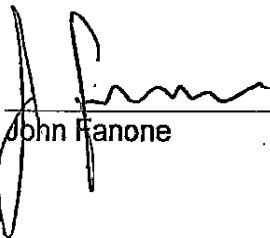
See Attached Legal Description, Exhibit A

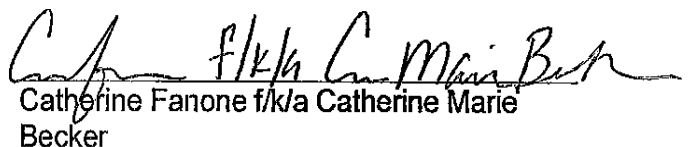
Fee Simple as to Parcel 1
Usage Rights as to Parcel 2

COMMONLY KNOWN AS: 1210 W Roscoe, #3, Chicago, IL 60657
PIN: 14203150371003 St.

SUBJECT TO: General real estate taxes for 2017 and subsequent years, covenants, conditions and restrictions of record; and building lines and easements.

IN WITNESS WHEREOF, this deed was executed by the undersigned on the 10th day of February, 2017.


John Fanone


Catherine Fanone f/k/a Catherine Marie
Becker

UNOFFICIAL COPY

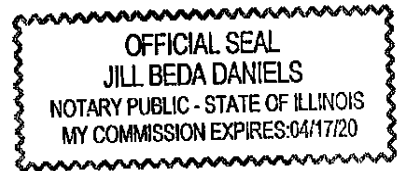
STATE OF ILLINOIS)
)
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **John Fanone** personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 10th day of February, 2017.

[Signature] Notary Public

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 **Catherine Fanone**, personally known to me to be the same person whose name is subscribed to the foregoing 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.

Given under my hand and official seal, this 10th day of February, 2017.

[Signature] Notary Public

| REAL ESTATE TRANSFER TAX | | 22-Feb-2017 |
|--------------------------|-----------|-------------|
| | COUNTY: | 191.50 |
| | ILLINOIS: | 383.00 |
| | TOTAL: | 574.50 |

14-20-315-037-1003 | 20170201613969 | 1-018-589-888



| REAL ESTATE TRANSFER TAX | | 22-Feb-2017 |
|--------------------------|----------|-------------|
| | CHICAGO: | 2,872.50 |
| | CTA: | 1,149.00 |
| | TOTAL: | 4,021.50 * |

14-20-315-037-1003 | 20170201613969 | 0-021-689-024

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

UNOFFICIAL COPY

EXHIBIT "A"

PARCEL 1: UNIT 1210-3 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 1210-12 W. ROSCOE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0617331082, AS AMENDED, IN THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE USE FOR PARKING AND STORAGE PURPOSES IN AND TO PARKING SPACE NO. P6, AND STORAGE SPACE NO. S-1, LIMITED COMMON ELEMENTS, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

FOR INFORMATION PURPOSES ONLY:

COMMONLY KNOWN AS 1210 WEST ROSCOE STREET, UNIT 3 CHICAGO, IL 60657;

Property address: 1210 West Roscoe Street, Unit 3, Chicago, IL 60657

Tax Number: 14-20-315-037-1003

Property of Cook County Clerk's Office