

# UNOFFICIAL COPY

GIT

400316056 (1/2)

**THIS DEED WAS PREPARED BY:**

J. Ryan Potts  
Brotschul Potts LLC  
30 N LaSalle Street, Suite 1402  
Chicago, Illinois 60602

Doc#: 1716308355 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/12/2017 01:22 PM Pg: 1 of 3

Dec ID 20170601666762  
ST/CO Stamp 1-841-084-864 ST Tax \$547.00 CO Tax \$273.50  
City Stamp 1-304-213-952 City Tax: \$5,743.50

**AFTER RECORDING MAIL TO:**

James E. Hussey  
James E. Hussey, Ltd.  
2122 North Lakewood Avenue  
Chicago, Illinois 60614

**WARRANTY DEED**

THIS INDENTURE, made as of June 9, 2017, from Anthony Scianna and Darcie Scianna, husband and wife, having a current address of 2027 N. Damen Avenue, Unit 301, Chicago, Illinois 60647 (collectively, "Grantor"), in favor of Emily Vaughan and Brian Flavin, unmarried persons, as joint tenants with rights of survivorship, having a current address of 2050 W. Augusta Blvd, Unit 2, Chicago, Illinois 60622 (collectively, "Grantee"), WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, by Grantee, the receipt whereof is hereby acknowledged, by these presents does WARRANT, REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, and to its successors and assigns FOREVER, all of that certain real estate situated in the County of Cook and State of Illinois known and described in Exhibit A attached hereto and made a part hereof, together with all and singular improvements and fixtures located thereon, the hereditaments and appurtenances thereunto belonging, or in anywise appertaining and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity of, in and to the above described premises, with the hereditaments and appurtenances (collectively, the "Real Property") SUBJECT ONLY TO general real estate taxes not due and owing for 2016 and subsequent years, covenants, conditions and restrictions of record and building lines and easements of record.

TO HAVE AND TO HOLD the Real Property unto Grantee, and to its successors and assigns in Fee Simple forever.

[SIGNATURES ON THE FOLLOWING PAGE]

REAL ESTATE TRANSFER TAX		09-Jun-2017	
COUNTY:	273.50	ILLINOIS:	547.00
TOTAL:	820.50		

14-31-213-052-1002 | 20170601666762 | 1-841-084-864

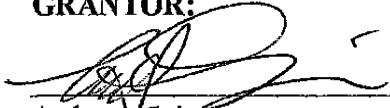
REAL ESTATE TRANSFER TAX		09-Jun-2017	
CHICAGO:	4,102.50	CTA:	1,641.00
TOTAL:	5,743.50 *		


14-31-213-052-1002 | 20170601666762 | 1-304-213-952  
\* Total does not include any applicable penalty or interest due.

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IN WITNESS WHEREOF, said party of the first part has caused its name to be duly signed to this Warranty Deed as of the day and year first above written.

**GRANTOR:**

  
\_\_\_\_\_  
Anthony Scianna

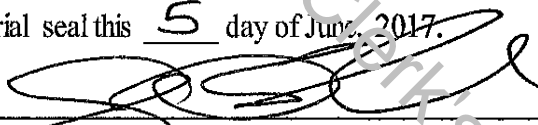
  
\_\_\_\_\_  
Darcie Scianna

ACKNOWLEDGEMENT

STATE OF ILLINOIS     )  
                                  ) SS  
COUNTY OF COOK     )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Anthony and Darcie Scianna appeared before me in person and acknowledged that they signed and delivered the foregoing instrument as their free and voluntary act and as the free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this 5 day of June, 2017.

  
\_\_\_\_\_

Notary Public



My commission expires on March 16, 2021

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**EXHIBIT A**  
**Legal Description**

PARCEL 1: UNIT 301 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 2027 N. DAMEN CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0727415001, AS AMENDED, IN SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE NO. P-301, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

PIN: 14-31-213-052-1002

PROPERTY CKA: 2027 N. DAMEN AVENUE, UNIT 301, CHICAGO, IL 60647

**SEND PROPERTY TAX BILLS TO:**

Emily <sup>Vaughan</sup>~~Vaughan~~ and Brian Flavin  
2027 N. Damen Avenue, Unit 301  
Chicago, Illinois 60647

Property of Cook County Clerk's Office