

1 of 2

**WARRANTY DEED  
ILLINOIS STATUTORY**

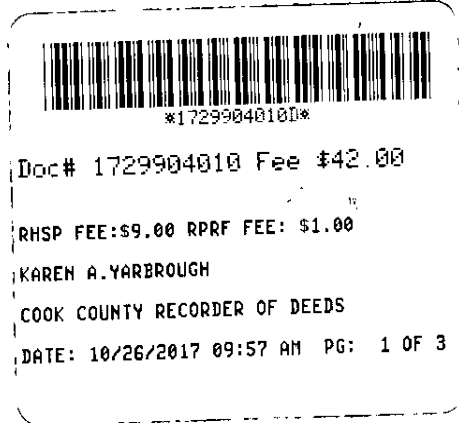
(Individual)

**Mail To:**

Judith Fors  
Law Office of Judith E. Fors  
4669 N. Manor Ave.  
Chicago, IL 60625-3717

**Send Tax Bills To:**

Christopher P. Zontini  
1020 S. Wabash Ave., Unit 4C  
Chicago, IL 60605



FOR RECORDER'S USE ONLY

THE GRANTOR(S), Kira Ho and Darren Poon, as wife and husband, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid,

CONVEY(S) AND WARRANT(S) to Christopher P. Zontini (GRANTEE(S)), of 1020 S. Wabash Ave, Unit 4C., of the City of Chicago, County of Cook, State of Illinois, all interests in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

See Attached "EXHIBIT A"

SUBJECT TO: (a) covenants, conditions and restrictions of record, if any, provided they do not interfere with the current use and enjoyment of the real estate; (b) public and utility easements; (c) acts done by or suffered through Buyer; (d) all special governmental taxes or assessments confirmed and unconfirmed; (e) condominium declaration and bylaws, if any; and (f) general real estate taxes not due and payable at the time of Closing.

TO HAVE AND TO HOLD said premises in fee simple, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number(s): 17-15-306-036-1032 (Unit 4C)  
17-15-306-036-1077 (P-26)

FIRST AMERICAN TITLE  
FILE # 2884292

Property Address: 1020 S. Wabash Ave., Unit 4C & P-26, Chicago, IL 60605

~~~~ SIGNATURE PAGE FOLLOWS ~~~~~

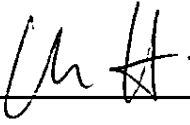
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# UNOFFICIAL COPY

## ILLINOIS STATUTORY WARRANTY DEED

Dated this 13 day of October, 2017.

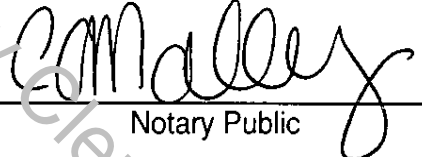
  
 \_\_\_\_\_  
 Kira Ho

  
 \_\_\_\_\_  
 Darren Poon

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 KIRA HO and DARREN POON, 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 the instrument as their free and voluntary act, for the uses and purposes therein set forth.

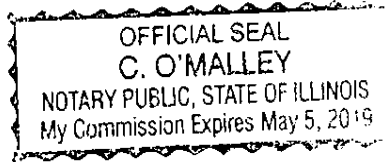
Subscribed and sworn to before me this 13<sup>th</sup> day of October, 2017.

  
 \_\_\_\_\_  
 Notary Public

My commission expires: May 5 2019

This instrument prepared by:

Gary A. Wendland  
 Attorney & Counselor at Law  
 Wendland Law, LLC  
 3 Deer Hollow Run  
 Galena, Illinois 61036-9445



# UNOFFICIAL COPY


## EXHIBIT A

Property Commonly Known As: 1020 S. Wabash Ave., Unit 4C & P-26, Chicago, IL 60605

Permanent Index Number(s): 17-15-306-036-1032 (4C) & 17-15-306-036-1077 (P-26)



## LEGAL DESCRIPTION

UNIT NOS. 4 C AND P 26 IN THE ELEVENTH STREET LOFTOMINIUMS, A CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: SUB LOT 2 OF LOT 8 IN BLOCK 19 IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO IN SECTION 15, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS AND SUB LOTS 1 AND 2 OF LOT 9 IN BLOCK 19 IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO, IN SECTION 15, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS APPENDIX 'B' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 00363278, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

| REAL ESTATE TRANSFER TAX                                                            |          | 20-Oct-2017 |
|-------------------------------------------------------------------------------------|----------|-------------|
|  | CHICAGO: | 3,311.25    |
|                                                                                     | CTA:     | 1,324.50    |
|                                                                                     | TOTAL:   | 4,635.75    |

17-15-306-036-1032 | 20171001639663 | 0-814-940-192

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

| REAL ESTATE TRANSFER TAX                                                            |           | 20-Oct-2017 |
|-------------------------------------------------------------------------------------|-----------|-------------|
|  | COUNTY:   | 0.00        |
|  | ILLINOIS: | 441.50      |
|                                                                                     | TOTAL:    | 441.50      |

17-15-306-036-1032 | 20171001639663 | 1-879-572-512