

# UNOFFICIAL COPY

Doc#: 1730001170 Fee: \$54.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 10/27/2017 11:58 AM Pg: 1 of 4

Dec ID 20171001644378  
ST/CO Stamp 0-152-068-128 ST Tax \$206.00 CO Tax \$103.00  
City Stamp 1-025-482-784 City Tax: \$2,163.00

**WARRANTY DEED  
ILLINOIS STATUTORY  
Individual**

01146-52030 1/2

THE GRANTOR(S) 21<sup>st</sup> PLACE PARTNERS, LLC\*, an Illinois Limited Liability Company of 6571 Powell St., Downers Grove, IL 60516, of County of DuPage and State of IL for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Eric and Erika Abbate, a married couple to hold as ~~tenants in common~~ joint tenants, all interest in the following described Real Estate situated in the County of Cook, in the State of IL, to wit: <sup>joint tenants</sup>

*See Exhibit "A" attached hereto and made a part hereof*

SUBJECT TO: Covenants, conditions and restrictions of record, private, public and utility easements and roads and highways, General taxes for the year "2016" and subsequent years.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

THIS IS NOT A HOMESTEAD PROPERTY

Permanent Real Estate Index Number(s): 17-19-428-004-0000  
Address(es) of Real Estate 1751 w 21<sup>st</sup> Place Chicago, IL 60608

\*Note: Grantor took title as "21<sup>st</sup> PL Partners LLC" which was a scrivener's error; the correct name of the LLC is "21<sup>st</sup> PLACE PARTNERS, LLC"

STEWART TITLE  
700 E. Diehl Road, Suite 180  
Naperville, IL 60563

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Dated this October 19<sup>th</sup> day of October 2017

  
Eric Warden, member and manager of  
21<sup>st</sup> Pl Partners, LLC, an Illinois Limited Liability Company

REAL ESTATE TRANSFER TAX 27-Oct-2017

COUNTY:	103.00
ILLINOIS:	206.00
TOTAL:	309.00

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REAL ESTATE TRANSFER TAX 27-Oct-2017

CHICAGO:	1,545.00
CTA:	618.00
TOTAL:	2,163.00 *

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

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STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Eric Warden, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 19th day of October, 20 17.



Maria Chappell (Notary Public)

Prepared by:

George C. Xamplas  
25 E. Washington, Suite 700  
Chicago, IL 60602

Mail to:  
Law Office of Michael P. Bratt  
549 S. Washington St.  
Naperville, IL 60540

Name and Address of Taxpayer:  
Eric and Erika Abbate  
726 W. Memorial Rd.  
Bensenville, IL 60106

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## Exhibit A- Legal Description

Lot 69 in Shoenberger's Subdivision of Block 63 in the Subdivision of Section 19, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number: 17-19-428-004-0000

Property of Cook County Clerk's Office