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WARRANTY DEED

Matthew J. Pirotte
Christiana E. Roussis
643 W. Melrose St., Unit 1
Chicago, IL 60657

Doc# 1735329075 Fee \$44.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/19/2017 02:38 PM PG: 1 OF 4

The Grantors, Matthew J. Pirotte and Christiana E. Roussis, a married couple, of 643 W. Melrose St., Unit 1 in the City of Chicago, County of Cook and State of Illinois, for and in consideration of Ten (\$10.00) Dollars and other good and valuable considerations in hand paid, receipt of which is hereby acknowledged,

CONVEY AND WARRANT to

Matthew J. Pirotte and Christiana E. Roussis, not personally, but as Trustees of the Matthew J. Pirotte Trust dated December 6, 2017 and as may be amended; and

Christiana E. Roussis and Matthew J. Pirotte, not personally, but as Trustees of the Christiana E. Roussis Trust dated December 6, 2017 and as may be amended,

all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

PARCEL 1: UNIT NUMBER 1 IN 643 MELROSE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THE WEST 37 1/2 FEET OF LOT 9 IN SANDERS SUBDIVISION OF THE SOUTH 3.19 CHAINS OF LOT 30 IN PINE GROVE IN SECTION 21, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 91016616 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE (EXCLUSIVE) RIGHT TO THE USE OF P-1, A LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 91016616.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois;

subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record;

Bm

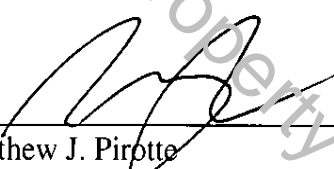
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to hold as tenants by the entirety.

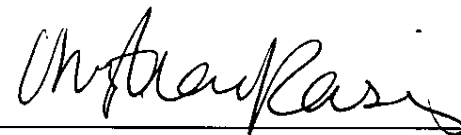
The Grantors hereby covenant with the Grantees that Grantors are lawfully seized in fee simple of the above granted premises and have good right to convey the same, and that Grantors, and Grantors' heirs, executors and administrators, shall warrant and defend the title unto the Grantees and to Grantees' successors and assigns against all lawful claims whatsoever.

Address of property: 643 W Melrose St. Unit 1, Chicago, IL 60657
Permanent Index Number: 14-21-313-062-1002
Grantee's Address: 643 W Melrose St., Unit 1, Chicago, Cook County, State of Illinois.

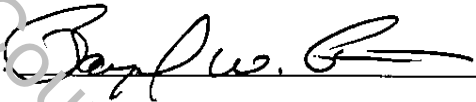
Dated this 6th day of December, 2017.




Matthew J. Pirotte



Christiana E. Roussis

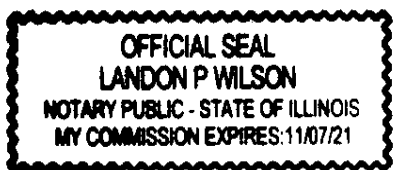
Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45 sub paragraph e, and Cook County Ord. 93-0-27 paragraph 4
Date: December 6, 2017 Sign: 

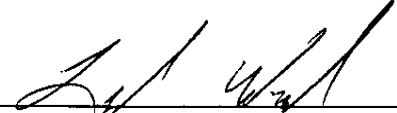
	REAL ESTATE TRANSFER TAX	19-Dec-2017
		
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
STATE OF ILLINOIS)		
) SS:	14-21-313-062-1002 20171201668774 0-984-437-792	
COUNTY OF COOK)		

* Total does not include any applicable penalty or interest due



I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that Matthew J. Pirotte and Christiana E. Roussis, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me in person, and acknowledged that they signed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 6th day of December 2017.






Notary Public

	REAL ESTATE TRANSFER TAX	19-Dec-2017
	 	
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
	14-21-313-062-1002 20171201668774 1-979-790-368	


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Acceptance By Trustee

Under 760 ILCS 5/6.5, I, Matthew J. Pirotte and Christiana E. Roussis, Trustees of the Matthew J. Pirotte Trust dated December 6, 2017 hereby accept the real property conveyed above.



Matthew J. Pirotte, Trustee



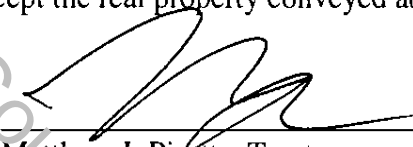
Christiana E. Roussis, Trustee

Acceptance By Trustee

Under 760 ILCS 5/6.5, I, Christiana E. Roussis and Matthew J. Pirotte, Trustee of the Christiana E. Roussis Trust dated December 6, 2017 hereby accept the real property conveyed above.



Christiana E. Roussis, Trustee



Matthew J. Pirotte, Trustee

THIS INSTRUMENT PREPARED BY:
Raymond W. Prather
Prather Ebner LLP
53 W. Jackson Boulevard
Suite 1025
Chicago, IL 60604

SEND SUBSEQUENT TAX BILLS TO:
Matthew J. Pirotte
Christiana E. Roussis
643 W. Melrose St., Unit 1
Chicago, Illinois 60657

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STATEMENT BY GRANTOR AND GRANTEE

The **grantor** or his agent affirms that, to the best of his knowledge, the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated December 13, 2017

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me
By the said Raymond W. Pather
This 13th day of December, 2017
Notary Public Karen Dachota



The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date December 13, 2017

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me
By the said Raymond W. Pather
This 13th day of December, 2017
Notary Public Karen Dachota



Note: Any person who knowingly submits a false statement concerning the identity of a **Grantee** shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to **deed** or **ABI** to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)