

# UNOFFICIAL COPY

## WARRANTY DEED

This Document Prepared by

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Harrison & Held, LLP  
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Chicago, Illinois 60606

After Recording mail to:

Melissa S. Kampmann  
Ruder Ware, L.L.S.C.  
P.O. Box 8050  
Wausau, WI 54402-8050

Send Tax Bills to:

Roger A. Sweeney and  
Jennifer B Sweeney  
57 East Delaware Place #2701  
Chicago, Illinois 60611

PIN:

17-03-217-015-1103  
17-03-217-015-1104  
17-03-217-015-1194  
17-03-217-015-1195

(The above space for Recorder's use only)



Doc# 1812229081 Fee \$48.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/02/2019 03:48 PM PG: 1 OF 6

**THIS WARRANTY DEED** is made as of the 10<sup>th</sup> day of February, 2018, between Roger A. Sweeney and Jennifer B. Sweeney, a married couple, as joint tenants, whose address is 1000 Highland Park Boulevard, Wausau, Wisconsin (collectively, the "Grantor") and Roger A. Sweeney or Jennifer B. Sweeney as Trustees of the Roger A. and Jennifer B. Sweeney Trust, dated September 9, 2015 (the "Grantee").

**WITNESSETH**, that the Grantor, for and in consideration of TEN and 00/100 (\$10.00) Dollars, and other good and valuable consideration in hand paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, and other good and valuable consideration, by these presents does hereby CONVEY, WARRANT, REMISE and RELEASE unto the Grantee, its heirs and successors forever, all the real property, together with improvements, if any, to the real estate described on **Exhibit A** attached hereto (the "Property"), subject to taxes not yet due and payable, and covenants, restrictions, easements and building lines of record (collectively, the "Permitted Exceptions").

**TOGETHER** with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the Grantor, either in law or equity, of, in and to the Property, with the hereditaments and appurtenances;

**AND TOGETHER** with all improvements on the Property and all rights, easements and interests appurtenant to the Property;

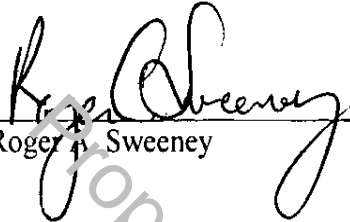
**TO HAVE AND TO HOLD** the Property, with the appurtenances, unto the Grantee, its successors and assigns forever. The Grantor, for itself, its successor and assigns, does covenant and agree that it shall and will WARRANT AND FOREVER DEFEND the Property in the quiet and peaceable possession of the Grantee, its successors and assigns, against all and every person or persons claiming the whole or any part thereof, except for claims arising from Permitted Exceptions.

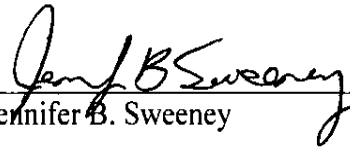
[SIGNATURE PAGE FOLLOWS]

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IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed as of the date set forth above.

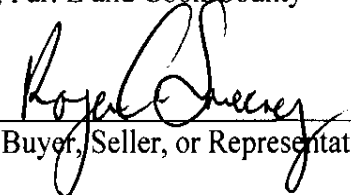
GRANTOR:

By:   
Roger B. Sweeney

By:   
Jennifer B. Sweeney

Property of Cook County Clerk's Office

Exempt from taxation under the Illinois Real Estate Transfer Tax Act. Sec. 31-45, Par. E and Cook County Ord. 95104.

Date: February 16, 2018   
Buyer, Seller, or Representative

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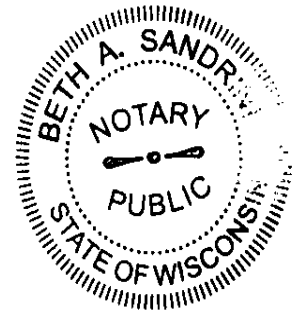
STATE OF WISCONSIN )  
COUNTY OF MARATHON )

SS

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DOES HEREBY CERTIFY, that JENNIFER B. SWEENEY, 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 notarial seal as of February 16, 2018

Beth Sandrini  
Print Name: BETH SANDRINI  
Notary Public, State of WISCONSIN  
My commission expires: 10/12/18



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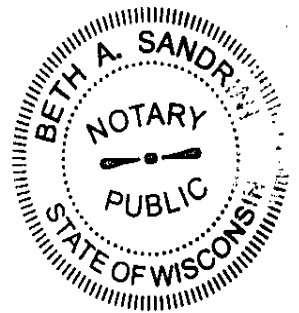
STATE OF WISCONSIN )  
COUNTY OF MARATHON )


SS

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DOES HEREBY CERTIFY, that ROGER A. SWEENEY, 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 notarial seal as of February 16, 2018



Beth Sandrini  
Print Name: BETH SANDRINI  
Notary Public, State of WISCONSIN  
My commission expires: 10/12/18



REAL ESTATE TRANSFER TAX		02-May-2018
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

17-03-217-015-1103 | 20180501659533 | 1-583-981-856

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

REAL ESTATE TRANSFER TAX		02-May-2018
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

17-03-217-015-1103 | 20180501659533 | 1-879-696-672

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## EXHIBIT A LEGAL DESCRIPTION

UNIT 2701 AND P-16 IN BRISTOL CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE.

LOTS 1, 2, 3 AND THE NORTH 13 FEET OF LOT 4, THE SAID NORTH 13 FEET OF LOT 4 BEING MEASURED ALONG A LINE EXTENDED SOUTHWARDLY FROM AND AT RIGHT ANGLES TO THE NORTH LINE OF SAID LOT 4 IN THE SUBDIVISION OF BLOCK 14 IN CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 29, 1999 AS DOCUMENT NUMBER 0904946, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN COMMON ELEMENTS.

UNIT 2702 AND P-15 IN THE BRISTOL CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOTS 1, 2, 3 AND THE NORTH 13 FEET OF LOT 4, THE SAID NORTH 13 FEET OF LOT 4 BEING MEASURED ALONG A LINE EXTENDED SOUTHWARDLY FROM AND AT RIGHT ANGLES TO THE NORTH LINE OF SAID LOT 4 IN THE SUBDIVISION OF BLOCK 14 IN CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 29, 1999 AS DOCUMENT NUMBER 09204946, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

COMMONLY KNOWN AS: 57 East Delaware Place, Units 2701 & 2702, P-15 & P-16

PIN: 17-03-217-015-1103  
17-03-217-015-1104  
17-03-217-015-1194  
17-03-217-015-1195

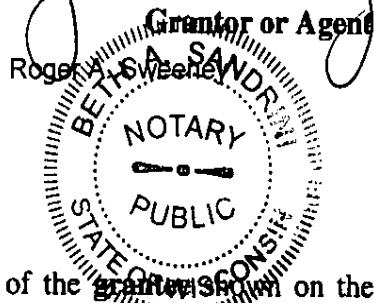
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## STATEMENT BY GRANTOR AND GRANTEE

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 3/21/18, 2018

Signature: Roger A. Sweeney

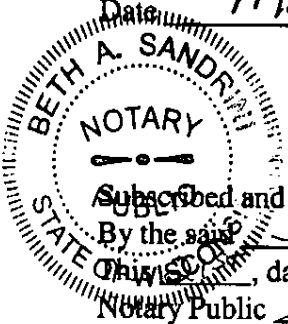


Subscribed and sworn to before me  
By the said ROGER SWEENEY  
This 21st day of MARCH, 2018  
Notary Public Beth Sandrini

The grantee or his agent affirms and verifies that the name of the grantor 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 March 21, 2018

Signature: Jennifer B. Sweeney  
Grantee or Agent



Subscribed and sworn to before me  
By the said JENNIFER SWEENEY  
This 21st day of MARCH, 2018  
Notary Public Beth Sandrini

Roger A. Sweeney or Jennifer B. Sweeney as Trustees of the Roger A. and Jennifer B. Sweeney Trust, dated September 9, 2015

**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.)