

# UNOFFICIAL COPY

THIS DOCUMENT WAS  
PREPARED BY:

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Forde Law Offices LLP  
111 W. Washington Street, Suite 1100  
Chicago, Illinois 60602

Doc#: 1828347125 Fee: \$54.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 10/10/2018 12:24 PM Pg: 1 of 4

Dec ID 20181001697740  
ST/CO Stamp 0-896-596-128 ST Tax \$750.00 CO Tax \$375.00  
City Stamp 0-594-639-008 City Tax: \$7,875.00

AFTER RECORDING, RETURN TO:

Vitu Law Offices  
30 N. LaSalle #1700  
Chicago IL 60602

## WARRANTY DEED

THIS INDENTURE is made as of this 19 day of September, 2018 by and between **Oren Sreebny and Michele A. Rudnick, husband and wife, as Tenants by the Entirety** of the city of Chicago, State of Illinois (collectively, the "Grantors"), and **Thomas Zoells and Darcy Zoells, husband and wife, as Tenants by the Entirety** of the city of Chicago, State of Illinois (collectively, the "Grantees").

St001146-6009865  
Tot 1

WITNESSETH, that Grantors, for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, to it in hand paid by Grantees, the receipt of which is hereby acknowledged, does by these presents CONVEY AND WARRANT unto Grantees, all interest in the following described real estate situated in the County of Cook, in the State of Illinois to wit:

See Legal Description attached hereto as **Exhibit A** and hereby made a part hereof, Subject to those exceptions set forth on **Exhibit B** attached hereto

WITH all hereditaments and appurtenances thereunto appertaining, hereby releasing all claims therein. TO HAVE AND TO HOLD the above described premises, with the appurtenances, unto Grantees forever.

SIGNATURE PAGE FOLLOWS

### REAL ESTATE TRANSFER TAX

03-Oct-2018



CHICAGO: 5,625.00  
CTA: 2,250.00  
TOTAL: 7,875.00 \*

17-22-301-062-1012 | 20181001697740 | 0-594-639-008

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

### REAL ESTATE TRANSFER TAX

05-Oct-2018

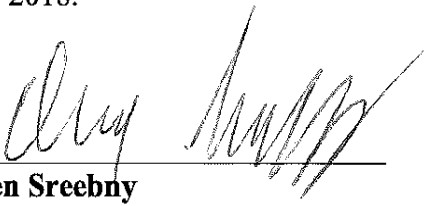


COUNTY: 375.00  
ILLINOIS: 750.00  
TOTAL: 1,125.00

17-22-301-062-1012 | 20181001697740 | 0-896-596-128

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IN WITNESS WHEREOF, Grantors aforesaid have hereunto set in hand and sealed this 19 day of September, 2018.

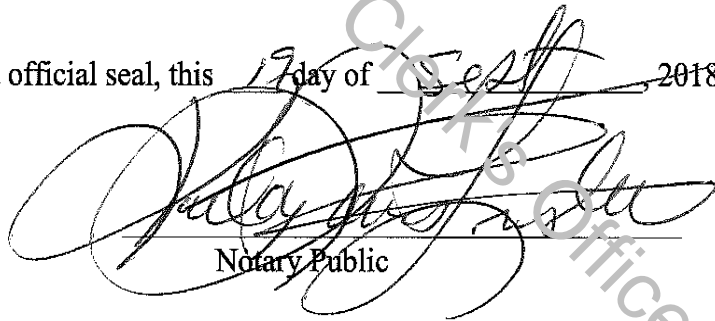
  
\_\_\_\_\_  
**Oren Sreebny**

  
\_\_\_\_\_  
**Michele A. Rudnick**

State of Ill )  
County of Cook ) ss

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Oren Sreebny and Michele A. Rudnick**, 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 this 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 19 day of Sept 2018.

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

Commission expires:

**Send Subsequent Tax Bills To:**

Thomas Zoells and Darcy Zoells  
70 East 18th Street, #4A  
Chicago, Illinois 60605



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## EXHIBIT A

### Legal Description

**PARCEL 1:**

UNIT 4A TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE CASABLANCA ON MICHIGAN CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0533334073, IN SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-7, AS A LIMITED COMMON ELEMENT AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0533334073.

**PERMANENT INDEX NUMBER:** 17-22-301-062-1012

**COMMON ADDRESS:** 70 East 18th Street, #4A, Chicago, Illinois 60605

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## EXHIBIT B

### EXCEPTIONS TO TITLE

1. Real estate taxes for 2018 and subsequent years.
2. Terms, provisions, covenants, conditions, restrictions and options in rights and easements established by the Declaration of Condominium Ownership recorded as Document Number 05444439046, as amended from time to time.
3. Covenants, conditions and restrictions contained in instrument recorded 11-30-2005 as document number 0533434073.
4. Provisions, limitations and conditions as imposed by the "Condominium Property Act".
5. Acts done by or suffered through Buyer.
6. Covenants, Conditions, Ordinances, Easements, Encroachments, Agreements and Restrictions of Record.

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