

UNOFFICIAL COPY

CT

18QSA 259013LP
SL 1/2

WARRANTY DEED
STATUTORY (ILLINOIS)
(INDIVIDUAL TO INDIVIDUAL)

Doc#: 1900749071 Fee: \$52.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 01/07/2019 09:28 AM Pg: 1 of 3

Dec ID 20181201667134
ST/CO Stamp 1-699-960-480 ST Tax \$181.50 CO Tax \$90.75
City Stamp 0-104-896-160 City Tax: \$1,905.75

THE GRANTORS, G. DAVID MODICA
and DONNA B. MODICA, husband and
wife, for and in consideration of the sum of
TEN (\$10.00) AND 00/100 DOLLARS and
other good and valuable consideration, in
hand paid, CONVEY AND WARRANT
TO:

(above space for recorder only)

6.
Timothy Pontarelli
175 N. Ada, #404
Chicago, IL 60607

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED
HERETO AND MADEA PART HEREOF AS EXHIBIT A.

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

PIN: 14-21-111-007-1703

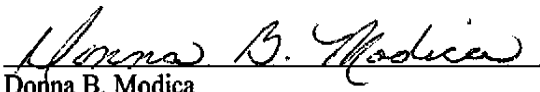
Common Address: 3550 N. Lake Shore Drive, Unit 2706, Chicago, Illinois 60657

SUBJECT TO: (1) real estate taxes not yet due and payable; (2) public and utility easements, covenants, conditions, restrictions of record; (3) all special and governmental taxes and assessments confirmed and unconfirmed; (4) condominium association, declaration and bylaws; and (5) acts done or suffered through Buyer.

IN WITNESS WHEREOF, said Grantors have caused their names to be signed to these presents this

17 day of December, 2018.


G. David Modica


Donna B. Modica

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that G. David Modica and Donna B. Modica, husband and wife, 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 said instrument as their free and voluntary act, for the uses and purpose therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 17 day of December, 2018.

My commission expires:



Notary Public



This Instrument was prepared by Panter, Dawn & Associates, 180 N. LaSalle, Suite 2700, Chicago, IL 60601.

After recording

Mail to:

P. W. PONTARELLI
3501 ALGONQUIN RD #120
ROSELAND MEADOWS IL
60608

Send subsequent tax bills to:

Timothy Pontarelli
3550 N. Lake Shore Drive
Unit 2706
Chicago, IL 60657

UNOFFICIAL COPY

EXHIBIT A

Order No.: 18GSA259013LP

For APN/Parcel ID(s): 14-21-111-007-1703

UNIT NUMBER 2706 IN 3550 LAKE SHORE DRIVE CONDOMINIUM, AS DELINEATED ON SURVEY OF LOT 1 IN BLOCK 1 IN BAIRD AND WARNER'S SUBDIVISION OF BLOCK 12 OF HUNDLEY'S SUBDIVISION OF LOTS 3 TO 21, INCLUSIVE, AND LOTS 33 TO 37, INCLUSIVE, IN PINE GROVE, A SUBDIVISION OF FRACTIONAL SECTION 21, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH VACATED ALLEY IN SAID BLOCK AND THE TRACT OF LAND LYING EASTERLY OF AND ADJOINING SAID BLOCK 12 AND WESTERLY OF THE WESTERLY LINE OF NORTH SHORE DRIVE (EXCEPTING STREET PREVIOUSLY DEDICATED), IN COOK COUNTY, ILLINOIS (HEREINAFTER REFERRED TO AS 'PARCEL'), WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM MADE BY THE AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 11, 1974 AND KNOWN AS TRUST NUMBER 32679, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 24132761, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) IN COOK COUNTY, ILLINOIS.

Cook County Clerk's Office