

ptc 31114-13

UNOFFICIAL COPY



1905049212D

THIS INSTRUMENT WAS
PREPARED BY:

Doc# 1905049212 Fee \$44.00

Carin R. Wolkenberg, Esq.
KOVITZ SHIFRIN NESBIT
175 N. Archer Ave.
Mundelein, Illinois 60060

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 02/19/2019 01:57 PM PG: 1 OF 4

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of this 15 day of January, 2019 by **Kelly Torrico, a single person** ("Grantor"), having an address of 3555 Tralee Ct. Naperville, IL 60564 **CFRE - BOURGMONT, LLC - Series Pleasant Court, an Illinois series limited liability company** ("Grantee"), having an address of 1 South Wacker Drive, Suite 3200 Chicago, IL 60606.

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, its successors and assigns, FOREVER, all the land, situated in the Village of Oak Park, County of Cook, State of Illinois legally described on "Exhibit A" attached hereto (hereinafter referred to as the "Premises"):

Common street address: **954 Pleasant St. Unit 12
Oak Park, Illinois 60302**

Parcel Identification Number (PIN): **16-07-303-016-1015**

Together with all and singular the hereditaments and appurtenances thereunto 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 or demand whatsoever, of the Grantor, either in law or equity, of, in and to the Premises, with the hereditaments and appurtenances.

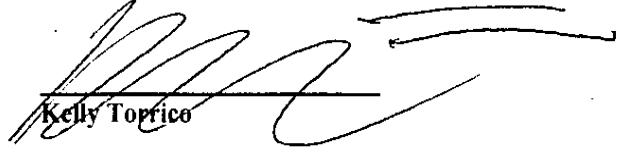
TO HAVE AND TO HOLD the Premises as above described, with the appurtenances, unto the Grantee, its successors and assigns, that during the period that Grantor has owned title to the Premises, it has not done or suffered to be done anything whereby the Premises hereby granted are, or may be, in any manner encumbered or charged, except the following Title Exceptions: covenants, conditions and restrictions of record which do not adversely affect the use of the Premises as a condominium residence; public and utility easements of record which do not underlie the improvements on the Premises and which are not violated thereby; and general and special real estate taxes and assessments for tax years 2018 and subsequent years which are not yet due and payable; and that subject to such Title Exceptions, the Grantor will warrant and forever defend the Premises against all persons lawfully claiming by, through or under the Grantor, but not otherwise. This Special Warranty Deed may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. This is not a homestead property.

PRECISION TITLE

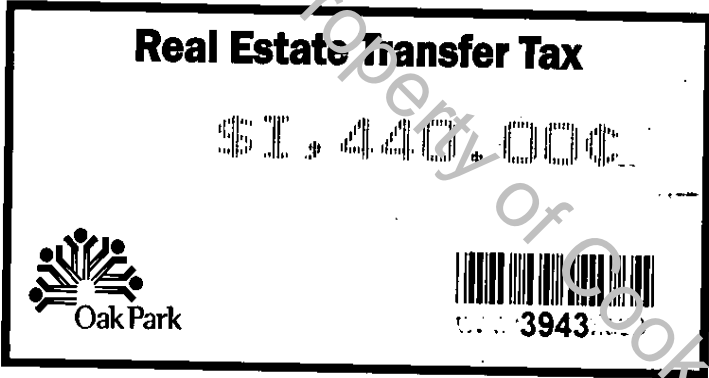
UNOFFICIAL COPY



IN WITNESS WHEREOF, said Grantor has caused his/her/its name to be signed to this Special Warranty Deed the day and year first above written.

Grantor:



Kelly Toprico



REAL ESTATE TRANSFER TAX		11-Feb-2019
	COUNTY:	90.00
	ILLINOIS:	180.00
	TOTAL:	270.00
16-07-303-016-1015	20190201692805	1-771-837-856

UNOFFICIAL COPY

STATE OF Illinois)
COUNTY OF Cook) SS.

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that **Kelly Torrico**, personally known to me to be the same person whose name is subscribed to in the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this 15 day of January, 2019.



NOTARY PUBLIC

My commission expires: 02-21-22



Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

UNIT 954-1E IN THE PLEASANT COURT CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 21 IN THE RESUBDIVISION OF LOTS 1 - 11, INCLUSIVE, IN GEORGE SCOVILLE'S SUBDIVISION OF 49 ACRES OF THE WEST 129 ACRES IN THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED APRIL 29, 2003 AS DOCUMENT NO. 0311922107, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

MAIL AFTER RECORDING TO:
Couri & Couri Law
552 Lincoln Ave
Winnetka, IL 60093
Attn: Phil Couri

MAIL TAX BILLS TO:
C/O CF Real Estate, LLC
1 South Wacker Drive
Suite 3200
Chicago, IL 60606