

# UNOFFICIAL COPY

## WARRANTY DEED (Illinois)

733889

THIS DEED is made as of the 25 day of February, 2019, by and between

BONNIE PERRY, MARRIED TO ROGER PERRY

("Grantor," whether one or more),

and

CHRISTOPHER ROBERTS AND CAROL ZANNINI

("Grantee," whether one or more).

Citywide Title Corporation  
850 W. Jackson Blvd., Ste. 320  
Chicago, IL 60607

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00), in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does WARRANT, COVENANT, AND CONVEY unto the Grantee, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of COOK and State of Illinois known and described as follows, to wit:

UNIT 13B IN 3300 LAKE SHORE DRIVE AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THE SOUTH 100 FEET OF LOTS 36, 37, 38 AND 39 AND THE SOUTH 100 FEET OF THAT PART OF LOT 40 LYING WEST OF THE WEST LINE OF SHERIDAN ROAD IN BLOCK 3 IN LAKE SHORE SUBDIVISION OF LOTS 24, 25, AND 26 IN PINE GROVE, IN SECTION 21, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION MADE BY MICHIGAN AVENUE NATIONAL BANK OF CHICAGO, A NATIONAL BANKING ASSOCIATION AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 1, 1973 AND KNOWN AS TRUST NUMBER 2371 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 22632555, AND AS AMENDED FROM TIME TO TIME, 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).

COMMONLY KNOWN AS: 3300 N. LAKE SHORE DR., UNIT 13b, CHICAGO, IL 60657

PARCEL INDEX NUMBER (PIN): 14-21-310-055-1028



\*1906416157D\*

Doc# 1906416157 Fee \$44.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 03/05/2019 02:32 PM PG: 1 OF 4

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Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainder, rents issues and profits hereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, his heirs and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, his heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: Covenants, conditions, restrictions of record, public and utility easements, provided that such exceptions do not impair Purchaser's intended use of the Unit of residential purposes, and general real estate taxes for the year 2018 and subsequent years.

IN WITNESS WHEREOF, said Grantor has caused its signature to be hereto affixed, and has caused its name to be signed to these presents, this 25 day of Feb, 2019.

Bonnie Perry  
BONNIE PERRY

Roger Perry  
ROGER PERRY

Prepared by: Rosenthal Law Group, LLC, 3700 W Devon Ave, Lincolnwood, IL 60717

MAIL TO: Seth Kaplan, Rodolph Kaplan LLC  
20 N. Clark, Suite 2500, Chicago, IL 60602

SEND SUBSEQUENT TAX BILLS TO: CHRISTOPHER ROBERTS & CAROL ZANNINI  
3300 N. LAKE SHORE DR., UNIT 13B, CHICAGO, IL 60657

OR

RECORDER'S OFFICE BOX NO. \_\_\_\_\_

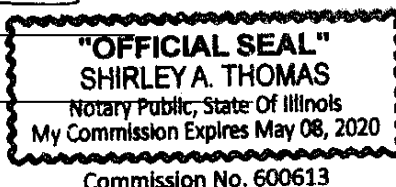
State of Illinois )  
County of Cook ) SS

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that ROGER PERRY and BONNIE PERRY, is/are personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered said instrument as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 25 day of February, 2019.

Notary Public [Signature]

My Commission Expires:



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## REAL ESTATE TRANSFER TAX

01-Mar-2019



<b>CHICAGO:</b>	3,525.00
<b>CTA:</b>	1,410.00
<b>TOTAL:</b>	4,935.00 *

14-21-310-055-1028 | 20190301612205 | 1-002-382-752

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

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## REAL ESTATE TRANSFER TAX

01-Mar-2019



<b>COUNTY:</b>	235.00
<b>ILLINOIS:</b>	470.00
<b>TOTAL:</b>	705.00

14-21-310-055-1028

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