

Near North National Title
222 N. LaSalle
Chicago, IL 60601

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Doc# 1909544028 Fee \$42.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 04/05/2019 03:39 PM PG: 1 OF 3

This Instrument prepared by:
J. David Ballinger, Esq.
805 Lake Street, #219
Oak Park, Illinois 60301

And after recording return to:
Helen Barrett Fanning, Esq.
205 S. Cumberland Ave.
Park Ridge, Illinois 60068

SEND ALL SUBSEQUENT TAX
BILLS TO:
Charles Porcell
Arden Krauss
2227 N. Wayne
Chicago, Illinois 60614


AP 1702-606 for 1073 WARRANTY DEED



THIS WARRANTY DEED is made as of this 20th day of March, 2019, between **HEIDI MEMMEL MITIDIERO**, a widow and surviving tenant, of 2227 North Wayne Street, Chicago, Illinois ("Grantor"), and **CHARLES PORCELLI** and **ARDEN KRAUSS**, as joint tenants with the right of survivorship ("Grantees"). For and in consideration of the sum of Ten and No Dollars (\$10.00), and other good and valuable consideration, in hand paid by Grantee, the receipt of which is hereby acknowledged, Grantor REMISES, RELEASES, ALIENATES AND CONVEYS to Grantee and its successors and assigns, FOREVER, all of Grantor's right, title and interest in and to the follow described real estate, situated in Cook County in the State of Illinois, known and described as follows: **unmarried**unmarried*

Lot 14 in Sub-Block 6 of Block 12 in Sheffield's Addition to Chicago, in Section 32, Township 40 North, Range 14, East of Third Principal Meridian, in Cook County, Illinois.

PIN: 14-32-111-010-0000
Commonly known as: 2227 North Wayne ^{Ave} Street, Chicago, Illinois 60614

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 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 and its successors and assigns forever.

REAL ESTATE TRANSFER TAX	04-Apr-2019
 CHICAGO:	17,250.00
CTA:	6,900.00
TOTAL:	24,150.00 *

REAL ESTATE TRANSFER TAX	05-Apr-2019
 COUNTY:	1,150.00
 ILLINOIS:	2,300.00
TOTAL:	3,450.00

14-32-111-010-0000 | 20190401637268 | 0-539-722-656

14-32-111-010-0000 | 20190401637268 | 1-246-348-192

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

JA

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And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors 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 those exceptions set forth on Exhibit "A", attached hereto and made a part hereof.

Grantor also hereby grants to the grantee, its successors and assigns, as rights and easements appurtenant to the above-described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium, aforesaid, and granter reserves to itself, its successors and assigns, the rights and easements set forth in said declaration for the benefit of the remaining property described therein. This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said declaration the same as though the provision of said declaration were recited and stipulated at length herein.

IN WITNESS WHEREOF, Grantor has caused its duly authorized representative to execute this instrument as of the date first written above.

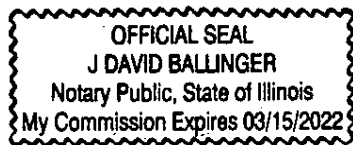
GRANTOR:

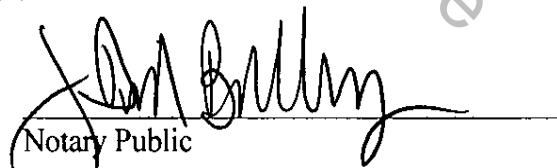

HEIDI MEMMEL MITIDIERO

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT **HEIDI MEMMEL MITIDIERO**, 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 their her and voluntary act and for the uses and purposes therein set forth. ** a widow*

Given under my hand and notarial seal, this 22nd day of March, 2019.




Notary Public

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EXHIBIT A

Permitted Exceptions

1. Real Estate Taxes not yet due and payable.
2. Acts of the Grantee.

COOK COUNTY
RECORDER OF DEEDS

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Property of Cook County Clerk's Office