

UNOFFICIAL COPY



WARRANTY DEED

Tenancy by Entirety

Doc# 1911908255 Fee \$40.00

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

EDWARD M. HOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 04/29/2019 03:38 PM PG: 1 OF 2

THE GRANTOR(S)

(The space above for Recorder's use only)

Joseph P. Rizzo and Sarah E. Rizzo, husband and wife of the City of Chicago, County of Cook, State of Illinois, for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, CONVEYS and WARRANTS to Brian Cochran of and Kristen Lednovich of, as HUSBAND AND WIFE, not as joint tenants or tenants in common but as TENANTS BY THE ENTIRETY in the following described Real Estate situated in Cook County, Illinois, commonly known as 1040 W. Polk Street, Unit 3B, Chicago, IL 60607, legally described as:

PARCEL 1:

UNIT NUMBER 3B IN THE 1040 WEST POLK STREET CONDOMINIUM AS DEPICTED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 16 AND 17 IN BLOCK 2 IN J.B. WALLER'S SUBDIVISION OF BLOCK 8 IN CANAL TRUSTEE'S SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH PLAT OF SURVEY IS ATTACHED AS APPENDIX "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED JULY 7, 2014 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 1418819025 AND AMENDMENT RECORDED JULY 15, 2014 AS DOCUMENT NUMBER 1419644064, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF LIMITED COMMON ELEMENTS KNOWN AS PARKING SPACE P-3 AND ROOF TOP DECK R-3B, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID.

Permanent Index Number (PIN): 17-17-412-048-1006

Address(es) of Real Estate: 1040 W. Polk Street, Unit 3B, Chicago, IL 60607

The Grantors hereby releases and waives all rights under and by virtue of the homestead exemption laws of the State of Illinois. Grantees shall have and hold said premises not as joint tenants or tenants in common but as TENANTS BY ENTIRETY forever.

SUBJECT TO: Covenants, conditions and restrictions of record and general real estate taxes for 2018 and subsequent years.

Dated this 23rd day of April, 2019

Signature of Joseph P. Rizzo (SEAL)

Signature of Sarah E. Rizzo (SEAL)

COOK COUNTY CLERK'S OFFICE

REAL ESTATE TRANSFER TAX 24-Apr-2019

COUNTY:	294.50
ILLINOIS:	589.00
TOTAL:	883.50

17-17-412-048-1006 | 20190401649723 | 0-732-412-832

REAL ESTATE TRANSFER TAX 24-Apr-2019

CHICAGO:	4,417.50
CTA:	1,767.00
TOTAL:	6,184.50 *

17-17-412-048-1006 | 20190401649723 | 0-844-909-472

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

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STATE OF ILLINOIS

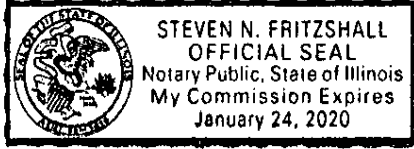
)ss.

COUNTY OF COOK

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I, the undersigned, a Notary Public in and for said County, in the State aforesaid. DO HEREBY CERTIFY that Joseph P. Rizzo and Sarah E. Rizzo personally known to me to be the same persons whose names subscribed in 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 purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 23<sup>rd</sup> day of April, 2019.



*Steven N. Fritzshall*  
NOTARY PUBLIC

Commission expires \_\_\_\_\_

This instrument was prepared by: Fritzshall & Pawlowski 6584 N. Northwest Highway, Chicago, IL 60631

*Stava*

**MAIL TO:**  
Goldhirsh Law  
2107 Magnolia Lane  
Highland Park, IL 60035  
**OR Recorder's Box No.** \_\_\_\_\_

**SEND SUBSEQUENT TAX BILLS TO:**  
Brian Cochran and Kristen Lednovich  
1040 W. Polk Street, Unit 3B  
Chicago, IL 60607

Property of Cook County Clerk's Office