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WARRANTY DEED

Deborah Cano
Emily Miller
717 W. Melrose #1
Chicago, IL 60657


1915117081
Doc# 1915117081 Fee \$88.00
RHSP FEE:\$9.00 RPRF FEE: \$1.00
EDWARD H. MOODY
COOK COUNTY RECORDER OF DEEDS
DATE: 05/31/2019 12:15 PM PG: 1 OF 3

The Grantors, **Deborah Cano** and **Emily Miller**, a married couple, of 717 W. Melrose Street #1 in the City of Chicago, County of Cook and State of Illinois, for and in consideration of Ten (\$10.00) Dollars and other good and valuable considerations in hand paid, receipt of which is hereby acknowledged,

CONVEY AND WARRANT to the Grantees:

Deborah Cano and Emily Miller, Trustees under the Deborah Cano Trust, u/t/a dated May 22, 2019, and

Emily Miller and Deborah Cano, Trustees under the Emily Miller Trust, u/t/a dated May 22, 2019.

To hold as **Tenants by the Entirety** all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

PARCEL 1: UNIT 1 IN THE 717 WEST MELROSE CONDOMINIUM, AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 52 IN ELISHA E. HUNDLEY'S RESUBDIVISION OF LOT 4 IN PINE GROVE, A SUBDIVISION OF FRACTIONAL SECTION 21, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 26, 1876 AS DOCUMENT NUMBER 116000; WHICH SURVEY IS ATTACHED AS EXHIBIT 'D' TO THE DECLARATION OF CONDOMINIUM RECORDED 3-15-17 AS DOCUMENT 1707429040 AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-1, REAR DECK FOR UNIT 1, REAR YARD PATIO FOR UNIT 1 AND GARAGE ROOF RIGHTS, ALL LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE AFOREMENTIONED DECLARATION OF CONDOMINIUM.

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subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record.


The Grantors hereby covenant with the Grantees that Grantors are lawfully seized in fee simple of the above granted premises and have good right to convey the same, and that Grantors, and Grantors' heirs, executors and administrators, shall warrant and defend the title unto the Grantees and to Grantees' successors and assigns against all lawful claims whatsoever.


Address of property: 717 W. Melrose St. #1, Chicago, IL 60657

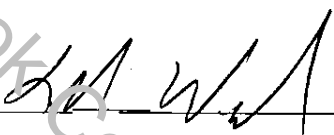
Permanent Index Number: 14-21-313-~~015-0000~~ 076-1001

Grantee's Address: 717 W. Melrose St. #1, Chicago, IL 60657

Dated this 22nd day of May, 2019.


Deborah Cano

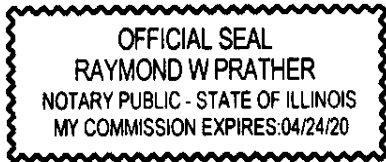

Emily Miller


Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45 sub paragraph e, and Cook County Ord. 93-0-27 paragraph 4
Date: May 22, 2019 Sign: 

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 Deborah Cano and Emily Miller, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me in person, and acknowledged that they signed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth.



GIVEN under my hand and official seal, this 22nd day of May, 2019.





Notary Public

THIS INSTRUMENT PREPARED BY:
Landon P. Wilson
Prather Ebner LLP
53 W. Jackson Boulevard
Suite 1025
Chicago, IL 60604

SEND SUBSEQUENT TAX BILLS TO:
Deborah Cano
Emily Miller
717 W. Melrose St. #1
Chicago, IL 60657

REAL ESTATE TRANSFER TAX	31-May-2019
	COUNTY: 0.00
	ILLINOIS: 0.00
	TOTAL: 0.00
14-21-313-076-1001 20190501689263 1-898-508-192	

2

REAL ESTATE TRANSFER TAX	31-May-2019
	CHICAGO: 0.00
	CTA: 0.00
	TOTAL: 0.00 *
14-21-313-076-1001 20190501689263 0-057-995-168	

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

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STATEMENT BY GRANTOR AND GRANTEE

The **grantor** or his agent affirms that, to the best of his knowledge, the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated May 30, 2019

Signature: [Handwritten Signature]
Grantor or Agent



Subscribed and sworn to before me
By the said Landon P. Wilson
This 30th day of May, 2019
Notary Public [Handwritten Signature]

The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date May 30, 2019

Signature: [Handwritten Signature]
Grantee or Agent



Subscribed and sworn to before me
By the said Landon P. Wilson
This 30th day of May, 2019
Notary Public [Handwritten Signature]

Note: Any person who knowingly submits a false statement concerning the identity of a **Grantee** shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to **deed** or **ABI** to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)