

UNOFFICIAL COPY

Doc# 1918606217 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 07/05/2019 12:37 PM Pg: 1 of 2

WARRANTY DEED

Dec ID 20190601615924
ST/CO Stamp 0-830-154-848 ST Tax \$379.00 CO Tax \$189.50
City Stamp 1-637-582-944 City Tax: \$3,979.50

NAT
19-6061002
THE GRANTORS,

(The space above for Recorder's use only)

MICHAEL BRANDFON and SARA BRANDFON, married to each other, 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 Michael P. Ellenberger and Kathleen A. Valadez, husband and wife, not as tenants in common, nor as joint tenants, but as TENANTS BY THE ENTIRETY forever, in the following described Real Estate situated in Cook County, Illinois, commonly known as Avenue, Chicago, Illinois, legally described as:

UNIT 3-E IN LO PICCOLO PALAZZO CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE EAST 28 FEET OF LOT 3 AND THE WEST 25 FEET OF LOT 4 IN SUBDIVISION OF LOT 3 IN THE SUBDIVISION OF THE SOUTH 330 FEET OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ LYING WEST OF THE WEST LINE OF CLARK STREET IN SECTION 17, 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 OF CONDOMINIUM RECORDED AS DOCUMENT 27452755 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

SUBJECT TO: Covenants, conditions and restrictions of record building lines and easements, if any, provided these do not interfere with the use and enjoyment of the real estate; general real estate taxes for the year 2019 and subsequent years.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number (PIN): 14-17-106-043-1005

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Address(es) of Real Estate: 1518 W. Wilson Avenue, Unit 3E, Chicago, Illinois 60640

Dated this 25 day of June, 2018.

Sara Brandfon
Sara Brandfon

Michael Brandfon
Michael Brandfon

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 MICHAEL BRANDFON and SARA BRANDFON are 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 25 day of June, 2019.



Christine Marinakis
NOTARY PUBLIC

Commission expires _____

This instrument was prepared by: Georgia Beatty, Attorney at Law, 6102 N. Sheridan Road, Suite 502, Chicago, IL 60660

MAIL TO:

Michael P. Ellenberger and Kathleen A. Valadez
1518 W. Wilson Avenue
Unit 3E
Chicago, IL 60640

SEND SUBSEQUENT TAX BILLS TO:

Michael P. Ellenberger and Kathleen A. Valadez
1518 W. Wilson Avenue
Unit 3E
Chicago, IL 60640