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739757 UNOFFICIAL COPY

WARRANTY DEED (Illinois)

THIS DEED is made as of the 4 day of August, 2019, by and between



1923816066D

Doc# 1923816066 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 08/26/2019 12:26 PM PG: 1 OF 5

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

BETH S. LACEY, A SINGLE PERSON

("Grantor," whether one or more),

and

CATINCA G. MORJAN AND EDWARD
A. DABROWSKI, BOTH SINGLE PEOPLE
AS JOINT TENANTS

1728 W. Winona Street, Chicago, Il

("Grantee," whether one or more).

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 3425-2A TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN SHAKESPEARE COURT CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 00290642, AS AMENDED FROM TIME TO TIME, IN THE SOUTH 16-2/3 ACRES OF THE EAST 1/3 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.: 13-35-223-029-1002 (VOL: 373)

COMMONLY KNOWN AS: 3425 W. SHAKESPEARE, UNIT 2A, CHICAGO, IL 60647

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 2019 and subsequent years.

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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 8 day of August, 2019.

Beth S Lacey
BETH S. LACEY

Prepared by: Rosenthal Law Group, LLC, 3700 W Devon Ave, Suite E, Lincolnwood, IL 60712

MAIL DEED TO: Tristan Cervantes, 30 W. Monroe #630, Chicago IL 60603

SEND SUBSEQUENT TAX BILLS TO: CATINCA G. MORJAN AND EDWARD A. DABROWSKI
3425 W. SHAKESPEARE, UNIT 2A, CHICAGO, IL 60647

OR RECORDER'S OFFICE BOX NO. _____

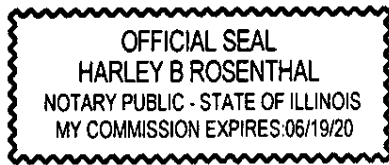
STATE OF IL }
COUNTY OF Lake } SS

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that BETH S. LACEY, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered said instrument as her free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 8 day of August, 2019.

Notary Public [Signature]

My Commission Expires: 6-19-20



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EXHIBIT "A"

UNIT 3425-2A TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN SHAKESPEARE COURT CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 00290642, AS AMENDED FROM TIME TO TIME, IN THE SOUTH 16-2/3 ACRES OF THE EAST 1/3 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Pin: 13.35.223.029.1002

Property of Cook County Clerk's Office

COOK COUNTY
RECORDED DEEDS

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REAL ESTATE TRANSFER TAX

14-Aug-2019



CHICAGO:

1,650.00

CTA:

660.00

TOTAL:

2,310.00 *

13-35-223-029-1002 | 20190801660950 | 1-923-236-448

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

Property of Cook County Clerk's Office

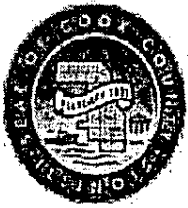
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739757

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

14-Aug-2019



COUNTY:	110.00
ILLINOIS:	220.00
TOTAL:	330.00

13-35-223-029-1002

| 20190801660950 | 1-900-544-608