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WARRANTY DEED (Illinois)



THIS DEED is made as of the 11 day of December, 2019, by and between

Doc# 2000313204 Fee \$88.00

SEAN MURPHY AND KATHERINE E. SBORDON, HUSBAND AND WIFE

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 01/03/2020 02:36 PM PG: 1 OF 4

("Grantor," whether one or more),

and

KEVIN ROCHE AND KATHERINE HOPPLE, HUSBAND AND WIFE, NOT AS TENANTS IN COMMON OR JOINT TENANTS BUT AS TENANTS BY THE ENTIRETY 1700 NORTH PARK AVE, 5N, CHICAGO, IL 60614

("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 NO. 304 AND PARKING SPACE NO. P-110, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE ROSCOE VILLAGE LOFTS CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 93223608, AS AMENDED FROM TIME TO TIME, IN SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1800 W. ROSCOE ST., UNIT 304, CHICAGO, IL 60637

PARCEL INDEX NUMBER (PIN): 14-19-412-019-1038 (VOL: 483) & 14-19-412-019-1241 (VOL: 483)


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.

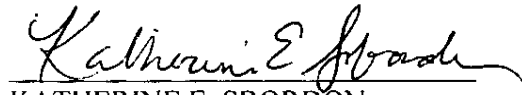
And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, his heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; 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 11 day of December, 2019.


SEAN MURPHY


KATHERINE E. SBORDON

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

MAIL TO: Kevin Rielley
311 Wesley Ave, Evanston, IL 60202

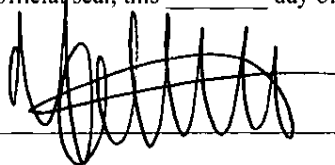
SEND SUBSEQUENT TAX BILLS TO: KEVIN ROCHE & KATHERINE HOPPLE
1800 W. ROSCOE ST., UNIT 304, CHICAGO, IL 60657

OR RECORDER'S OFFICE BOX NO. _____

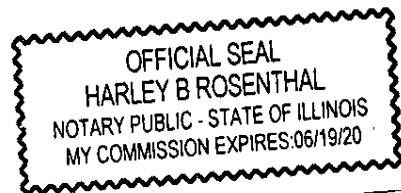
State of IL)
County of Lake) SS

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that SEAN MURPHY and KATHERINE E. SBORDON, are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered said instrument as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 11 day of December, 2019.

Notary Public 

My Commission Expires: 6.19.2020



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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

23-Dec-2019



CHICAGO:	3,150.00
CTA:	1,260.00
TOTAL:	4,410.00 *

14-19-412-019-1038 | 20191201677953 | 0-527-394-144

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

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

23-Dec-2019



COUNTY:	210.00
ILLINOIS:	420.00
TOTAL:	630.00

14-19-412-019-1038

| 20191201677953 |

0-528-364-896