

UNOFFICIAL COPY

GIT

4110493586 1/2

Doc#: 2002247086 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 01/22/2020 11:00 AM Pg: 1 of 3

THIS DEED WAS PREPARED BY:

J. Ryan Potts
Brotschul Potts LLC
30 N LaSalle Street, Suite 1402
Chicago, Illinois 60602

Dec ID 20200101693264
ST/CO Stamp 0-469-971-808 ST Tax \$331.50 CO Tax \$165.75
City Stamp 1-224-242-016 City Tax: \$3,480.75

AFTER RECORDING MAIL TO:

Gary Mages
Mages & Price LLC
1110 Lake Cook Road, Suite 385
Buffalo Grove, Illinois 60089

WARRANTY DEED

THIS INDENTURE, made as of January 13th, 2020, from Francis Roti, an unmarried man, having a current address of 1610 S Halsted Unit 203, Chicago, Illinois 60608 ("Grantor"), in favor of Alison Ayint Yuen, a(n) ~~unnamed~~ woman, having a current address of 3361 S Lowe Ave, Apt. 2, Chicago, Illinois 60616 ("Grantee"), WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, by Grantee, the receipt whereof is hereby acknowledged, by these presents does WARRANT, REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, and to its successors and assigns FOREVER, all of that certain real estate situated in the County of Cook and State of Illinois known and described in Exhibit A attached hereto and made a part hereof, together with all and singular improvements and fixtures located thereon, the hereditaments and appurtenances thereunto belonging, or in anywise appertaining and the reversion or reversions, remainder or remainders, rents, issue and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity of, in and to the above described premises, with the hereditaments and appurtenances (collectively, the "Real Property") SUBJECT ONLY TO general real estate taxes not due and owing for 2019 and subsequent years, covenants, conditions and restrictions of record and building lines and easements of record. *not party to a civil union

TO HAVE AND TO HOLD the Real Property unto Grantee, and to its successors and assigns in Fee Simple forever.

[SIGNATURES ON THE FOLLOWING PAGE]

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IN WITNESS WHEREOF, said party of the first part has caused its name to be duly signed to this Warranty Deed as of the day and year first above written.

GRANTOR:

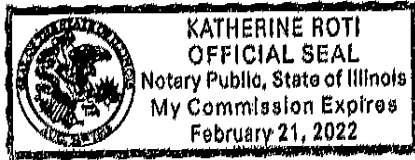
Francis Roti

ACKNOWLEDGEMENT

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 Francis Roti, appeared before me in person and acknowledged that he signed and delivered the foregoing instrument as his free and voluntary act and as the free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this 13 day of January, 2020.



Katherine Roti
Notary Public

My commission expires on 2-21-2022

REAL ESTATE TRANSFER TAX		20-Jan-2020
	COUNTY:	185.75
	ILLINOIS:	331.50
	TOTAL:	497.25
17-20-406-046-1003 20200101693264 0-469-971-808		

REAL ESTATE TRANSFER TAX		20-Jan-2020
	CHICAGO:	2,486.25
	CTA:	894.50
	TOTAL:	3,480.75 *
17-20-406-046-1003 20200101693264 1-224-242-016		

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

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EXHIBIT A
Legal Description

PARCEL 1: UNIT 203 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN UNIVERSITY CROSSING LOTS CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0625517077, AS AMENDED, IN THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE NO. P-8, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

PIN: 17-20-406-046-1003

PROPERTY CKA: 1610 S HALSTED STREET, UNIT 203, CHICAGO, IL 60608

SEND PROPERTY TAX BILLS TO:

Allison Yuen
1610 S Halsted, Unit 203
Chicago, Illinois 60608

Property of Cook County Clerk's Office