

44

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20031410600

Doc# 2003141060 Fee \$88.00

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

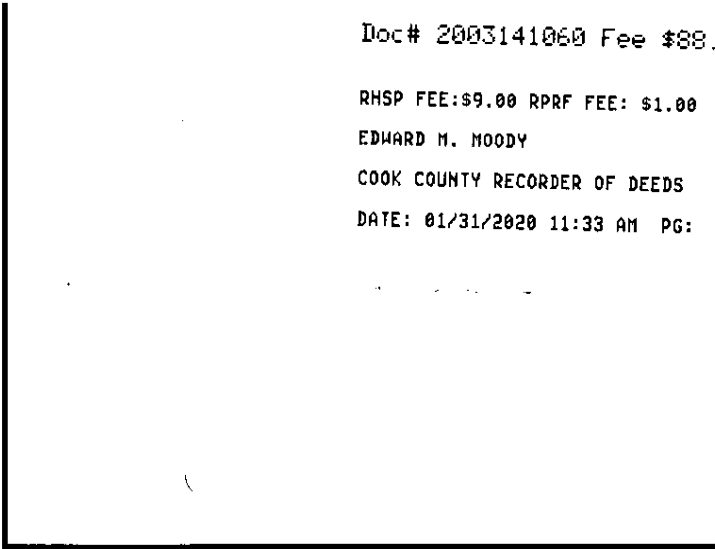
EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 01/31/2020 11:33 AM PG: 1 OF 3

WARRANTY DEED

Statutory (ILLINOIS)



ABOVE SPACE FOR RECORDER'S USE

THE GRANTORS, Ian M. Burns and Allison M. Burns, husband and wife, as tenants by the entirety for and in consideration of Ten and No/100ths Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEY and WARRANT to GRANTEE, SRE 519 W Melrose LLC of 3023 North Clark Street, Suite 889, Chicago, Illinois 60657, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements, acts done or suffered by Purchaser, the Condominium Association Declaration and By Laws, and taxes for 2019 and subsequent years.

Permanent Real Estate Index Number(s): 14-21-314-062-1043 and 14-21-314-062-1078
Address of Real Estate: 519 West Melrose Street, Unit 413 and P-20, Chicago, IL 60657

This instrument was prepared by:

Daniel G. Lauer, Esq.
1424 West Division Street
Chicago, Illinois 60642

Record and Mail to:

Paul Greco, Esq.
Di Monte & Lizak, LLC
216 West Higgins Road
Park Ridge, Illinois 60068

Send Subsequent Tax Bills to:

SRE 519 W Melrose LLC
3023 North Clark Street, Unit 889
Chicago, Illinois 60657

Chicago Title (L) 19NW7139843LFE H) 1 of 1

*THIS IS NOT HOMESTEAD PROPERTY.

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IN WITNESS WHEREOF, said Grantors, have caused their names to be signed to this Warranty Deed to be effective this 8th day of January, 2020.

By: [Signature]
Ian M. Burns

By: [Signature]
Allison M. Burns

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that, Ian M. Burns and Allison M. Burns, personally known to me to be the same person whose name has subscribed to in the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal this 8th day of January, 2020.



[Signature]
Notary Public

My commission expires: April 9, 2023

REAL ESTATE TRANSFER TAX		28-Jan-2020
	CHICAGO:	2,287.50
	CTA:	915.00
	TOTAL:	3,202.50 *

14-21-314-062-1043 | 20200101697137 | 0-606-530-400

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

REAL ESTATE TRANSFER TAX		28-Jan-2020
	COUNTY:	152.50
	ILLINOIS:	305.00
	TOTAL:	457.50

14-21-314-062-1043 | 20200101697137 | 1-782-160-224

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EXHIBIT 'A' LEGAL DESCRIPTION

UNIT NUMBER 413 AND P-20 IN THE METRO ON MELROSE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 1 AND 2 IN COUNTY CLERK'S DIVISION OF SUBLOTS 3 TO 9, INCLUSIVE, AND PART OF LOT 2 IN ASSESSOR'S DIVISION OF LOTS 27 AND 28 IN PINE GROVE, BEING A SUBDIVISION OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0625145103; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PIN#'s: 14-21-314-062-1043 and 14-21-314-062-1078

Address: 519 West Melrose Street, Unit 413, P-20, Chicago, IL 60657

Property of Cook County Clerk's Office