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Doc#. 2009120031 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 03/31/2020 09:28 AM Pg: 1 of 4

Dec ID 20200301631255
ST/CO Stamp 0-160-604-384 ST Tax \$280.00 CO Tax \$140.00
City Stamp 1-846-509-408 City Tax: \$2,940.00

**WARRANTY DEED
ILLINOIS STATUTORY
Individual to Individual**

THE GRANTOR, Mark Kass, *married to M. Elizabeth Kass, and Sara Parkes, formerly known as Sara Kass, *married to Christopher Parkes, of the City of Chicago, County of Cook, State of Illinois for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to Broadmoor LLC, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF



*Stc 665049GE
Lot #*

SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; acts done by or suffered through Buyer; existing leases and tenancies; all special governmental taxes or assessments confirmed and unconfirmed and general real estate taxes not yet due and payable at the time of Closing.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.


Permanent Real Estate Index Number(s): 14-18-214-030-1013 and 14-18-214-030-1038
Address(es) of Real Estate: 4519 N Wolcott Avenue, Unit 2B and G-10, Chicago, IL 60640

Dated this 21st day of May, 20 19.

REAL ESTATE TRANSFER TAX		23-Mar-2020
	COUNTY:	140.00
	ILLINOIS:	280.00
	TOTAL:	420.00
14-18-214-030-1013 20200301631255 0-160-604-384		

*THIS IS NOT HOMESTEAD PROPERTY.

Warranty Deed Page 1 of 4

REAL ESTATE TRANSFER TAX		10-Mar-2020
	CHICAGO:	2,100.00
	CTA:	840.00
	TOTAL:	2,940.00 *
14-18-214-030-1013 20200301631255 1-846-509-408		

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

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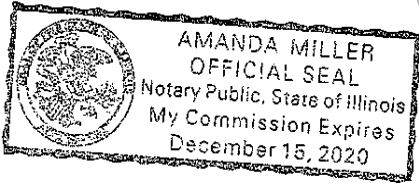
Mark Kass

Mark Kass

STATE OF IL, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Mark Kass, 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 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 21 day of May, 20 19.



Amanda Miller

(Notary Public)

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Sara Parkes

Sara Parkes, formerly known as Sara Kass

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Sara Parkes, ^{H/K/a Sara Kass} 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 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 9th day of May, 20 19.



Luann Jenovai (Notary Public)

Prepared by:
Dana C. Siragusa
Siragusa Law
25 E. Washington Suite 700
Chicago, Illinois 60602

Mail to:
Braun + Rich P.C.
4301 N. Damen
Chicago, IL 60618

Name and Address of Taxpayer:

Broadmoon LLC
4519 N Wolcott Avenue
Unit 2B and G-10
Chicago, IL 60640

UNOFFICIAL COPY**ALTA COMMITMENT FOR TITLE INSURANCE
SCHEDULE A**

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Exhibit A - Legal Description

Parcel 1:

Unit 4519 2B and G-10 in Ravenswood Court Condominium as delineated on a survey of the following described real estate:

Lots 16, 17 and 18 in Block 13 in Ravenswood, being a subdivision of Part of the Northeast 1/4 and the Northeast 1/4 of the Southeast 1/4 of Section 18 and Part of 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 No. 93954234 together with its undivided percentage interest in the common elements.

Parcel 2:

The Exclusive Right to the use of Storage Space No. S-21, a limited common element as delineated on the survey attached to the Declaration Aforesaid, Recorded as Document No. 93954234.

Property of Cook County Clerk's Office

This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a countersignature by the Company or its issuing agent that may be in electronic form.

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008UN - ALTA Commitment For Title Insurance (8/1/16)

