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WARRANTY DEED (Illinois)

Doc#: 2012120242 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 04/30/2020 11:39 AM Pg: 1 of 2

THIS DEED is made as of the 13 day of March, 2020, by and between
** not effective as of April 1, 2020*

Dec ID 20200401655874
ST/CO Stamp 1-813-000-416 ST Tax \$178.50 CO Tax \$89.25
City Stamp 0-689-766-624 City Tax: \$1,874.25

MARIA A. REYES, A MARRIED WOMAN
(THIS IS NON HOMESTEAD PROPERTY)
("Grantor," whether one or more),

and

DANIEL S. SCHOP REVOCABLE TRUST
DATED MARCH 10, 2020
1610 W. JACKSON BLVD
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:

PARCEL ONE:

UNIT NO. 1E, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE 3722-24 W. WILSON CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 99797424, AS AMENDED FROM TIME TO TIME, IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL TWO:

THE EXCLUSIVE RIGHT TO THE USE OF P-3 AND 1-E, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 99797424.

COMMONLY KNOWN AS: 3722-24 W. WILSON AVE., UNIT 1E, CHICAGO, IL 60625

PARCEL INDEX NUMBER (PIN): 13-14-111-047-1003 (vol: 336)

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.

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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.

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 13 day of March, 2020.

Maria Reyes
MARIA A. REYES

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

MAIL TO: Daniel Schor
1610 W Jackson Blvd Chicago IL 60612

SEND SUBSEQUENT TAX BILLS TO: DANIEL S. SCHOR REVOCABLE TRUST DATED MARCH 10, 2020
3722-24 W. WILSON AVE., UNIT 1E, CHICAGO, IL 60625

OR RECORDER'S OFFICE BOX NO. _____

State of IL)
County of Cook) SS

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that MARIA A. REYES and , are personally known to me to be the same persons 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 13 day of March, 2020.

Notary Public [Signature]

My Commission Expires: 6-19-2020

