

# UNOFFICIAL COPY

## WARRANTY DEED (Illinois)

Doc#: 2012207147 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 05/01/2020 10:31 AM Pg: 1 of 2

Dec ID 20200401654409  
ST/CO Stamp 1-443-862-752 ST Tax \$405.00 CO Tax \$202.50  
City Stamp 1-930-352-864 City Tax: \$4,252.50

THIS DEED is made as of the 10<sup>th</sup> day of  
April, 2020, by and between

BENJAMIN R. STRELLNER AND  
ERIN M. STELLNER, F/K/A ERIN M.  
COPPOCK, HUSBAND AND WIFE  
("Grantor," whether one or more),

and

<sup>S.</sup>  
PAUL BRANDEISKY, A SINGLE MAN  
2421 N Kimball Ave Apt G, Chicago IL  
60647  
("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 1:

Unit #G in the 943 West Montana Condominiums, as delineated on the survey of the following described real estate:

Lot 43 in the Subdivision of the East 10 acres of out Lot 19 in the Canal Trustees' Subdivision of the East 1/2 of Section 29, 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 number 0020011482 together with an undivided percentage interest in the common elements.

Parcel 2:

The exclusive right the use of parking space P-2, a limited common element as delineated on a survey attached to the declaration aforesaid recorded as document number 0020011482.

COMMONLY KNOWN AS: 943 W. MONTANA ST., UNIT G, CHICAGO, IL 60614

PARCEL INDEX NUMBER (PIN): 14-29-427-070-1001

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

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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 10 day of April, 2020.

  
BENJAMIN R. SEPPELLNER

  
ERIN M. STELLNER, f/k/a ERIN M. COPPOCK

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

MAIL TO: Paul Brandeisky  
443 W. Montana St. Unit G, Chicago, IL 60614

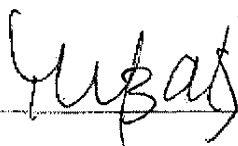
SEND SUBSEQUENT TAX BILLS TO: PAUL BRANDEISKY  
943 W. MONTANA ST., UNIT G, CHICAGO, IL 60614

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

State of Illinois )  
County of COOK ) SS

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that BENJAMIN R. STELLNER and ERIN M. STELLNER f/k/a ERIN M. COPPOCK, 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 06 day of April, 2020.

Notary Public 

My Commission Expires: April 6, 2022

