

# UNOFFICIAL COPY

Doc#: 2012503332 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 05/04/2020 01:55 PM Pg: 1 of 4

Dec ID 20200401662270

City Stamp 1-205-858-528

This instrument prepared by: Ross M. Rosenberg, Esq., Admitted to the Bar of Illinois, Rosenberg LPA, Attorneys At Law, 570 Crescent Blvd, Glen Ellyn, Illinois, 60137, Phone: (513) 247-9605.

After Recording, Return To:  
MORTGAGE CONNECT, LP  
260 AIRSIDE DRIVE  
MOON TOWNSHIP, PA 15108  
File No. 1123539

Mail Tax Statements To: **Dave P. Zurella and Emily Briana Watson, 3402 W EVERGREEN AVE., CHICAGO, IL 60651**


**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**  
**16-02-217-045-0000**

## GENERAL WARRANTY DEED

**Dave P. Zurella** who acquired title as **Dave Zurella**, a single man, hereinafter grantor, whose tax-mailing address is **3402 W EVERGREEN AVE., CHICAGO, IL 60651**, for \$0.00 (Zero Dollars and Zero Cents) in consideration paid, grants, with general warranty covenants to **Dave P. Zurella**, a single man, and **Emily Briana Watson**, a single woman, as joint tenants, hereinafter grantees, whose tax mailing address is **3402 W EVERGREEN AVE., CHICAGO, IL 60651**, the following real property:

**SEE "EXHIBIT A" ATTACHED HERETO FOR LEGAL DESCRIPTION**

Prior instrument reference: **1723646007, Recorded on 08/24/2017**

REAL ESTATE TRANSFER TAX	16-Apr-2020
 CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

16-02-217-045-0000 | 20200401662270 | 1-205-858-528

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

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The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Executed by the undersigned on 23 AUGUST, 2019:

*Dave P. Zurella*

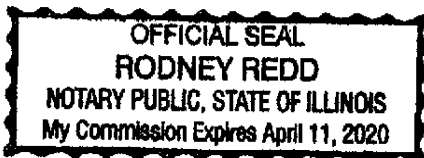
\_\_\_\_\_  
Dave P. Zurella who acquired title as Dave Zurella

STATE OF ILLINOIS  
COUNTY OF COOK

The foregoing instrument was acknowledged before me on 23 AUGUST, 2019 by **Dave P. Zurella who acquired title as Dave Zurella** who is personally known to me or has produced DRIVERS LICENSE as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

*[Signature]*

\_\_\_\_\_  
Notary Public



MUNICIPAL TRANSFER STAMP  
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP  
(If Required)

EXEMPT under provisions of Paragraph e Section: 31-45, Property Tax Code.

Date: 3/3/20

*[Signature]*  
\_\_\_\_\_  
Buyer, Seller or Representative

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## EXHIBIT A (LEGAL DESCRIPTION)

The Land referred to herein below is situated in the County of COOK, State of IL, and is described as follows:

Lot 147 in Dickey's Addition to Chicago in the North East quarter of Section 2, Township 39 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

Tax ID: 16-02-217-045

PROPERTY ADDRESS 3402 W EVERGREEN AVE., CHICAGO, IL 60651

Property of Cook County Clerk's Office

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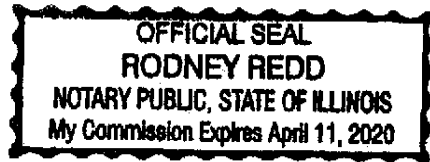
## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in land trust is either a natural person, and Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 23 AUGUST, 2019

Dave P. Zurella  
Signature of Grantor or Agent

Subscribed and sworn to before  
Me by the said DAVE P. ZURELLA  
this 23 day of AUGUST, 2019,  
~~2019~~  
RR



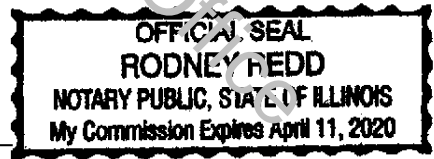
NOTARY PUBLIC [Signature]

The Grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a partnership authorized to do business or entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Date 23 AUGUST, 2019

Dave P. Zurella and Emily Brianna Watson  
Signature of Grantee or Agent

Subscribed and sworn to before  
Me by the said DAVE P. ZURELLA AND EMILY BRIANNA WATSON  
This 23 day of AUGUST,  
2019.



NOTARY PUBLIC [Signature]

NOTE: Any person who knowingly submits a false statement concerning the identity of grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses. (Attach to deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)