

UNOFFICIAL COPY

WARRANTY DEED
Statutory (ILLINOIS)



Doc# 2013600007 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 05/15/2020 09:34 AM PG: 1 OF 3

ABOVE SPACE FOR RECORDER'S USE

ON THIS 12th DAY OF March, 2020, THE GRANTOR(S), George Pellati and Sally Pellati, a married couple, 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, East Chestnut Realty LLC, a Delaware limited liability company, 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**

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its 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 Grantor will WARRANT and DEFEND the said Premises, against all persons lawfully claiming thereunder, subject only to: all real estate taxes and assessments not yet due and payable; all easements, covenants, conditions, restrictions and other matters of record; all unrecorded leases; all matters that are or would be shown on an accurate plat of survey of the real estate conveyed pursuant to this Deed.

PIN: 17-03-223-023-1119

Address of Real Estate: 21 E. Chestnut Street, Unit 18C, Chicago, IL 60611

The property conveyed herein is NOT homestead property.

This instrument was prepared by:

Elizabeth O'Brien, Esq.
Levenfeld Pearlstein, LLC
2 N. LaSalle, Suite 1300
Chicago, IL 60602

REAL ESTATE TRANSFER TAX

16-Mar-2020



CHICAGO: 1,571.25

CTA: 628.50

TOTAL: 2,199.75 *

17-03-223-023-1119 | 20200201618544 | 0-415-702-880

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

Record and Mail to:

Taft Stettinius & Hollister LLP
111 E. Wacker Drive, Suite 2800
Chicago, Illinois 60601
Attn: Kathryn Kovitz Arnold, Esq.

Send Subsequent Tax Bills to:

East Chestnut Realty LLC
c/o Strategic Properties of North America
1200 River Avenue, Building 4
Lakewood, New Jersey 08701

REAL ESTATE TRANSFER TAX

15-May-2020



COUNTY: 104.75

ILLINOIS: 209.50

TOTAL: 314.25

17-03-223-023-1119 | 20200201618544 | 1-840-458-976

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IN WITNESS WHEREOF, said Grantor(s) have caused their names to be signed to this Warranty Deed to be effective as of the date first set forth above.

GRANTOR(S):

Signature:

George Pellati

Printed Name:

George Pellati

Signature:

Sally Pellati

Printed Name:

Sally Pellati

State of Illinois

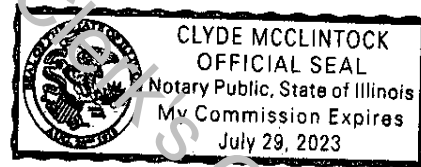
County of Cook

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that George Pellati and Sally Pellati, personally known to me to be the same person(s) whose name(s) are 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 35 day of Feb, 2020.

[Signature]
Notary Public

My commission expires: July 29, 2023



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EXHIBIT A TO WARRANTY DEED

UNIT 18C IN 21 EAST CHESTNUT CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PARTS OF LOTS 5, 6, 7 AND 8 IN THE SUBDIVISION OF LOT 1 IN THE PARTITION OF BLOCK 18 IN THE SUBDIVISION OF THE COMMISSIONERS OF THE ILLINOIS AND MICHIGAN CANAL OF THE SOUTH FRACTIONAL 1/4 OF SECTION 3, TOWNSHIP 39 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 25036466 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS

PIN: 17-03-223-023-1119

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