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WARRANTY DEED
Statutory (ILLINOIS)

Doc# 2013608025 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 05/15/2020 09:47 AM PG: 1 OF 3

ABOVE SPACE FOR RECORDER'S USE

ON THIS 19th DAY OF FEBRUARY, 2020, THE GRANTOR(S), Peter Koris and Maria Primbas, 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 DESCR PTION 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: 17-03-223-023-1149

Address of Real Estate: 21 E. Chestnut Street, Unit 22C, Chicago, IL 60611

The property conveyed herein is NOT homestead property; OR

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:	1,575.00
	CTA:	630.00
	TOTAL:	2,205.00 *

17-03-223-023-1149 | 20200201618365 | 0-943-882-080



* 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:	105.00
	ILLINOIS:	210.00
	TOTAL:	315.00

17-03-223-023-1149 | 20200201618365 | 0-211-930-336

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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: *Peter Koris*
Printed Name: Peter Koris

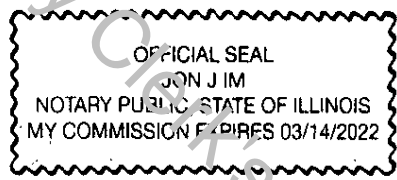
Signature: *Maria Primbas*
Printed Name: Maria Primbas

State of Illinois)
County of Cook) SS

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that Peter Koris and Maria Primbas, 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 19th day of FEBRUARY, 2020.

[Signature]
Notary Public
My commission expires: 03/14/2022



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EXHIBIT A TO WARRANTY DEED

UNIT 22C 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: 17-03-223-075-1149

Address of Real Estate: 21 E Chestnut Street, Unit 22C, Chicago, IL 60611