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Doc# 2022057099 Fee \$93.00

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

EDWARD M. HOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 08/07/2020 10:50 AM PG: 1 OF 6

Commitment Number: IL20101350

This instrument prepared by: Ross M. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805, Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605. File Number: IL20101350.

Record and Return To:

~~Boston National Title Agency, LLC  
400 Rosser Road, Suite 401  
Coraopolis, PA 15108~~

Loop Clerking Service, Inc  
77 W Washington St. Ste 1414  
Chicago IL 60602  
312-508-5565

Mail Tax Statements To: Marie Anthony III, LLC, an Illinois Limited Liability Company:  
618 Prairie Ave, Glen Ellyn, IL 60137

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER  
14-21-310-005-0000

**GENERAL WARRANTY DEED**

Less than \$100 in Actual Consideration. Exempt: 35 ILCS 200/31-45 (e): Actual Consideration Less Than \$100

Carl A. Pellettieri, Jr., hereinafter grantor, whose tax-mailing address is 618 Prairie Ave, Glen Ellyn, IL 60137, for \$0.00 (Zero Dollars and Zero Cents) in consideration paid, grants, with general warranty covenants to Marie Anthony III, LLC, an Illinois Limited Liability Company, hereinafter grantee, whose tax mailing address is 618 Prairie Ave, Glen Ellyn, IL 60137, the following real property:

All the real property is situated in the County of Cook, State of Illinois, to wit: Parcel 1: Unit 3-N in the 549 West Roscoe Condominium as delineated on a survey of the following described tract of land: Lot 8 and the West 1/2 of Lot 9 in R. Schlosser's Lake Shore Subdivision, a Resubdivision of Wahlbaum's Subdivision of Lot 23 of Pine Grove Subdivision, a Subdivision in Fractional Section 21, Township 40 North, Range 14, lying

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East of the Third Principal Meridian, which survey is attached as exhibit "A" to the Declaration of Condominium recorded April 18, 2018 as document 1810834074, as amended from time to time ,together with it's undivided percentage interest in the common elements, in Cook County, Illinois. Parcel 2: The exclusive right to the use of the-parking spaces P-4 and P-5, as limited common elements as delineated on a survey attached to the, declaration aforesaid recorded as document 1810834074. Being that parcel of land conveyed to Carl A. Pellettieri Jr from Buckingham Development Group, LLC by that deed dated 3/27/2018 and recorded 5/7/2018 in deed Document No. 1812708011 of the Cook County, IL public registry.



Property Address is: 549 W Roscoe St, Unit 3N, Chicago, IL 60657

Prior instrument reference: 1812708011

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 grantee forever.

REAL ESTATE TRANSFER TAX		17-Jul-2020
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
14-21-310-005-0000   20200701628534   1-673-303-776		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		07-Aug-2020
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
14-21-310-005-0000   20200701628534   1-995-456-992		

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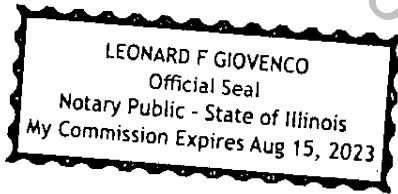
Executed by the undersigned on April 28, 2020:

Carl A. Pelletieri, Jr.  
Carl A. Pelletieri, Jr.

STATE OF ILLINOIS  
COUNTY OF DEPUE

The foregoing instrument was acknowledged before me on April 28, 2020 by Carl A. Pelletieri, Jr. who is personally known to me or has produced ILL. DRIVER 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



PROPERTY OF COOK COUNTY CLERK'S OFFICE

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**MUNICIPAL TRANSFER STAMP**  
**(If Required)**

**COUNTY/ILLINOIS TRANSFER STAMP**  
**(If Required)**

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

Date: 4-28-2020

  
\_\_\_\_\_  
Buyer, Seller or Representative

Property of Cook County Clerk's Office

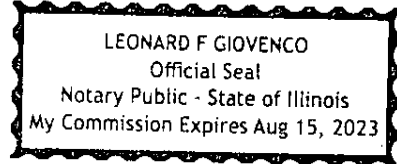
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## STATEMENT BY GRANTOR AND GRANTEE

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 April 28, 2020

Carl A. Pelletieri  
Signature of Grantor or Agent



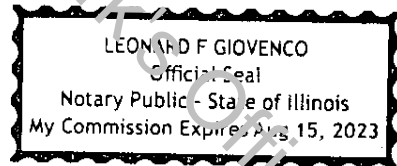
Subscribed and sworn to before  
Me by the said Carl A. Pelletieri Jr  
this 28 day of April,  
2020.

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 April 28, 2020

Carl A. Pelletieri  
Signature of Grantee or Agent



Subscribed and sworn to before  
Me by the said CARL A. Pelletieri Jr  
This 28 day of April,  
2020.

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.)

