UNOFFICIAL COPY

2022057099_{}

Doc# 2022057099 Fee \$93.00

RHSP FEE:S9.00 RPRF FEE: \$1.00 EDWARD M. MOODY 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 Tol

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

Boston Mational Fitle Agency, LLC 400 Rouser Toad, Suite 101 Coraspolls, PA-15108

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

PROPERTY APPRAISAL (TAX/APN) PARCEL ID ENTIFICATION 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

2022057099 Page: 2 of 6

UNOFFICIAL COPY

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 easyments, 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, kights 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 grant or, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

| REAL ESTATE TRANSFER TAX CHICAGO: | | 17-Jul-2020 | |
|-----------------------------------|------------------|---------------|--|
| | | 0.00 | |
| | CHICAGO: | 0.00 | |
| | TOTAL: | 0.00 * | |
| 14-21-310-005-000 | 0 20200701628534 | 1-673-303-776 | |

Total does not include any applicable penalty or interest due.

| 4 |) | • | | |
|------------|------------|-----------|-----------------|---------------|
| | 0/2 | | | |
| _ | | | | |
| | | | | |
| * | EAL ESTATE | TRA'SEER | TAX | 07-Aug-2020 |
| 6 | | | COUNTY: | 0.00 |
| J | | | ILLINOIS: | 0.00 |
|) . | | | TOTAL: | 0.00 |
| | 14-21-310 | -005-0000 | 202007.0.528534 | 1-995.456.992 |

UNOFFICIAL COPY

| Executed by the undersigned on April 28, 2020: |
|--|
| Carl A. Pellettieri, Jr. |
| STATE OF TC/INUS COUNTY OF TLAGO |
| The foregoing instrument was acknowledged before me on And 28, 2020 by Carl A. Peliettieri, Jr. who is personally known to me or has produced 160. Daves / 100. It is a identification, and furthermore, the aforementioned person has acknowledged that luc her signature was his/her free and voluntary act for the purposes set forth in this instrument. |
| Notary Public |
| LEONARD F GIOVENCO Official Seal Notary Public - State of Illinois My Commission Expires Aug 15, 2023 |
| |
| C/OPFICO |
| |

2022057099 Page: 4 of 6

UNOFFICIAL COPY

MUNICIPAL TRANSFER STAMP (If Required)

COUNTY/ILLINOIS TRANSFER STAMP (If Required)

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

Date: 4-28-2020

Droperty or Coot County Clerk's Office Buyer, Seller or Representativ

2022057099 Page: 5 of 6

UNOFFICIAL COPY

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

Cur Cur Utb

Signature of Grantor or Agen

Subscribed and sworm to before

Me by the said Carl A. Pullettern, Jr.

this 46 day of 4444

NOTARY PUBLIC

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.

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.)

2022057099 Page: 6 of 6

UNOFFICIAL COPY

PLAT ACT AFFIDAVIT

| STATE OF ILLINOIS } } SS |
|--|
| COUNTY OF COOK } |
| him fluggins, being duly sworn on oath, states that Grantee resident to the following reasons: heing duly sworn on oath, states that Grantee resident to the following reasons: |
| Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed; OR |
| the conveyance fells in one of the following exemptions as shown by Amended Act which became effective July 17, 1959. |
| 2. The division or subdivision of the land into parcels or tracts of five acres or more of size which does not involve any new streets or easements of access. |
| 3. The division of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access. |
| 4. The sale or exchange of parcels of land between owners of adjoining and contiguous land. |
| 5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easement access. |
| 6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access. |
| 7. The conveyance of land for highway or other public purposes of grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with public use. |
| 8. Conveyances made to correct legal descriptions in prior conveyances. |
| 9. The sale or exchange of parcels or tracts of land existing on the date of the a nencatory Act into no more than two parts and no involving any new streets or easements of access. |
| CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED. |
| Affiant further states that $\frac{405}{100}$ makes this affidavit for the purpose of inducing the Recorder of Deet's of Cook County, Illinois, to accept the attached deed for recording. |
| Lin Aug |
| SUBSCRIBED AND SWORN TO before me |
| this $\frac{13}{13}$ day of $\frac{50l_4}{13}$, $\frac{2020}{13}$. |
| |

Pamuela L. Wood

1-7-2021

Commonwealth of Pennsylvania - Notary Seal PAMUELA L WOOD - Notary Public Allegheny County

My Commission Expires Feb 7, 2021 Commission Number 1305462