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WARRANTY DEED (Illinois)

Doc#: 2023121203 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 08/18/2020 03:12 PM Pg: 1 of 3

Dec ID 20200701623095
ST/CO Stamp 1-012-546-272 ST Tax \$490.00 CO Tax \$245.00
City Stamp 0-216-050-400 City Tax: \$5,145.00

THIS DEED is made as of the 19 day of
June, 2020, by and between

MICHAEL EDWARD DAY, AS TRUSTEE OF
THE MICHAEL EDWARD DAY LIVING
TRUST DATED 3/28/2016

("Grantor," whether one or more),

and

JAMES KORINEK, divorced and not since remarried
511 Brown Avenue, Unit F
Forest Park, IL 60130

("Grantee," whether one or more).

Citywide Title Corporation
850 W. Jackson Blvd., Ste. 320
Chicago, IL 60607

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00), in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does WARRANT, COVENANT, AND CONVEY unto the Grantee, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of COOK and State of Illinois known and described as follows, to wit:

PARCEL 1: UNIT NUMBER 2S IN THE 3219 NORTH RACINE CONDOMINIUM AS DELINEATED ON A SURVEY OF LOTS 17 AND 18 IN BLOCK 8 IN BAXTER'S SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED MARCH 21, 2008 AS DOCUMENT 0808122078; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-2, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE AFORESAID DECLARATION.

COMMONLY KNOWN AS: 3219 N. RACINE AVE., UNIT 2S, CHICAGO, IL 60657

PARCEL INDEX NUMBER (PIN): 14-20-421-053-1005

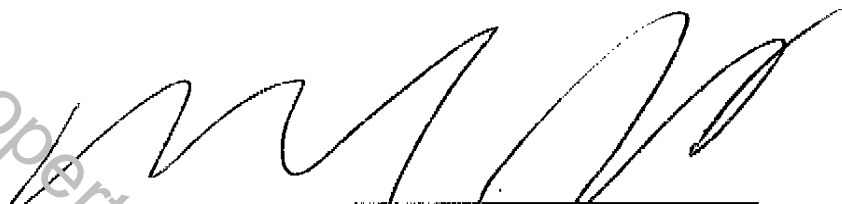
Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainder, rents issues and profits hereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, his heirs and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, his heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted

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are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: Covenants, conditions, restrictions of record, public and utility easements, provided that such exceptions do not impair Purchaser's intended use of the Unit of residential purposes, and general real estate taxes for the year 2020 and subsequent years.

IN WITNESS WHEREOF, said Grantor has caused its signature to be hereto affixed, and has caused its name to be signed to these presents, this 19 day of June, 2020.


MICHAEL EDWARD DAY, AS TRUSTEE OF THE MICHAEL EDWARD DAY
LIVING TRUST DATED 3/28/2016

Prepared by: Rosenthal Law Group, L.L.C., 3700 W Devon Ave, Lincolnwood, IL 60712

MAIL TO: _____

SEND SUBSEQUENT TAX BILLS TO: JAMES KORINEK
3219 N. RACINE AVE, UNIT 2S, CHICAGO, IL 60657

OR RECORDER'S OFFICE BOX NO. _____

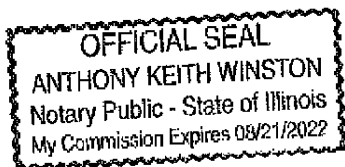
STATE OF IL)
COUNTY OF Cook) SS

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that MICHAEL EDWARD DAY, AS TRUSTEE OF THE MICHAEL EDWARD DAY LIVING TRUST DATED 3/28/2016 is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered said instrument as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 19 day of JUNE, 2020.

Notary Public 

My Commission Expires: 08-01-2022



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EXHIBIT A

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Property of Cook County Clerk's Office