

# UNOFFICIAL COPY

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2020-02191-PT

Doc#. 2023139179 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 08/18/2020 12:58 PM Pg: 1 of 3

**This Instrument was prepared by:**

Ronald M. Pierog  
Attorney At Law  
703 N. Prospect Manor Avenue  
Mount Prospect, IL 60056

Dec ID 20200701619339  
ST/CO Stamp 2-095-311-584 ST Tax \$360.00 CO Tax \$180.00  
City Stamp 0-710-957-792 City Tax: \$3,780.00

**After recording, please mail to:**

Avni B. Shah  
Bell Law, LLC  
2015 W. Fullerton Avenue  
Chicago, IL 60647

**Mail Subsequent Tax Bills to:**

Julie S. Epstein  
945 W. Agatite Avenue, Unit 3  
Chicago, IL 60640-6044

## WARRANTY DEED

Statutory (Illinois)

THE GRANTOR, Lisa Presutti, a single person, of Prairieville, Louisiana, for and in consideration of TEN and no/100ths (\$10.00) Dollars and other good and valuable consideration in hand paid, **CONVEYS and WARRANTS to**, THE GRANTEE, Julie S. Epstein of Chicago, Illinois, all of her interest in the following described Real Estate situated in the COUNTY of COOK, in the STATE of ILLINOIS, to-wit:

*Unmanied*

SEE ATTACHED SCHEDULE "C" FOR LEGAL DESCRIPTION

Address of Real Estate: 945 W. Agatite Avenue, Unit 3, Chicago, IL 60640

Permanent Real Estate Index Number: 14-17-228-027-1004

**SUBJECT TO:** covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate, and general real estate taxes not due and payable at the time of Closing

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

[SIGNATURE & NOTARY PAGE TO FOLLOW]

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DATED this 25 day of June, 2020.

 (SEAL)  
**Lisa Presutti**

State of Louisiana )  
                                  ) SS  
Parish of Ascension )

I, the undersigned, a Notary Public in and for said Parish, the State aforesaid, DO HEREBY CERTIFY that Lisa Presutti, 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 she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this 25 day of June, 2020.

  
\_\_\_\_\_  
NOTARY PUBLIC

HANJIAH RAE GAUTREAU  
Louisiana Notary ID # 150872  
My Commission Is For Life

PREMIER TITLE  
1000 JORIE BLVD., SUITE 136  
OAK BROOK, IL 60523  
630-571-2111

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American Land Title Association

Commitment for Title Insurance

Adopted 08-01-2016

Technical Corrections 04-02-2018

## SCHEDULE C

The Land is described as follows:

### PARCEL 1:

UNIT NO. 3 IN THE 945 WEST AGATITE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE SUBJECT PARCEL AND DESCRIBED AS FOLLOWS: THE WEST 2 FEET OF LOT 9 AND THE EAST 33 FEET OF LOT 10 IN JOHN N. YOUNG'S SUBDIVISION OF LOT 1 IN THE SUPERIOR COURT PARTITION OF THE SOUTH 10 ACRES OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT TO THE DECLARATION OF CONDOMINIUM DATED MAY 1, 2000 AND RECORDED NOVEMBER 30, 2000 AS DOCUMENT NUMBER 00938043, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE PARCEL (EXCEPT FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL OF THE UNITS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY), ALL IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

GARAGE SPACE OTHERWISE KNOWN AS LIMITED COMMON ELEMENT G-4 AS STATED IN DECLARATION OF CONDOMINIUM, HEREIN ABOVE LISTED.

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

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