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PREPARED BY:
Donald Battaglia
5543 W. Diversey Avenue
Chicago, IL 60639

Doc# 2023415002 Fee \$93.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 08/21/2020 12:09 PM PG: 1 OF 3

MAIL TAX BILL TO:
David Barr & Catherine Gianaro
731 W. 17th Street, Unit 1W
Chicago, IL 60616

MAIL RECORDED DEED TO:
Marianne Savaiano Fleisher
2490 Palazzo Ct.
Buffalo Grove, IL 60089

TT20-25673 Cook 1052 \$96

TENANCY BY ENTIRETY WARRANTY DEED

Statutory (Illinois)

THE GRANTOR(S), Miller Street Partners, LLC, an Illinois limited liability company, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANT(S) to David Barr and Catherine Gianaro, husband and wife, of the City of Chicago, in the State of Illinois, not as Tenants in Common nor as Joint Tenants but as Tenants by the Entirety, all right, title, and interest in the following described real estate situated in the County of COOK State of Illinois, to wit:

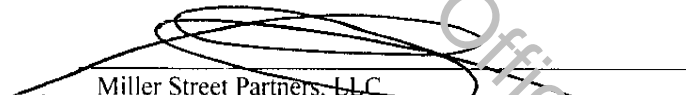
LEGAL DESCRIPTION ATTACHED – EXHIBIT A



ADDRESS: 731 W 17th Street, Unit 1W, Chicago, IL 60616
Property Index Nos.: 17-21-301-009-0000 (underlying PIN)

Subject, however, to the general taxes for the year of 2019, 2020 and thereafter, and all instruments, covenants, restrictions, conditions, applicable zoning laws, ordinances, and regulations of record.

TO HAVE AND TO HOLD said premises not as JOINT TENANTS or TENANTS IN COMMON, but as TENANTS BY THE ENTIRETY forever.

Dated this 13th day of April, 2020

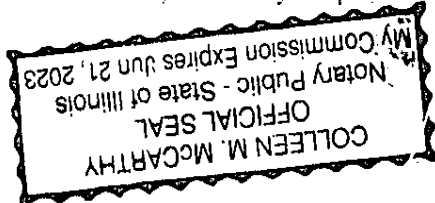

Miller Street Partners, LLC
By Romeo Kapudija, managing member

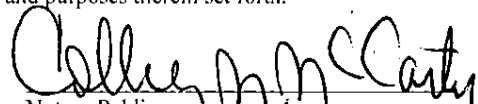
REAL ESTATE TRANSFER TAX		21-Aug-2020
		COUNTY: 292.50
		ILLINOIS: 585.00
		TOTAL: 877.50
17-21-301-009-0000 20200501672469 1-430-499-808		

STATE OF ILLINOIS
COUNTY OF COOK

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Romeo Kapudija, 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 the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 13th day of April, 2020




Notary Public
Commission expires: 6-21-23

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	ALTA Commitment for Title Insurance
Exhibit A	ISSUED BY First American Title Insurance Company

EXHIBIT A

The Land referred to herein below is situated in the County of Cook, State of Illinois, and is described as follows:

PARCEL 1:

UNIT NO.1W IN THE RESIDENCES AT 731 W 17TH STREET CONDOMINIUMS AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE

TRACT 1:

LOT 15 AND PART OF LOT 16, TOGETHER WITH THAT PART OF THE NORTH HALF OF VACATED ALLEY SOUTH OF SAID LOTS, IN BROOK'S SUBDIVISION OF LOT 1 OF BLOCK 46 OF CANAL TRUSTEES' SUBDIVISION OF THE WEST HALF OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 15: THENCE SOUTH 89 DEGREES 35 MINUTES 30 SECONDS EAST, A DISTANCE OF 46.00 FEET; THENCE SOUTH 00 DEGREES 16 MINUTES 39 SECONDS WEST, A DISTANCE OF 118.00 FEET; THENCE NORTH 89 DEGREES 35 MINUTES 30 SECONDS WEST, A DISTANCE OF 46.00 FEET; THENCE NORTH 00 DEGREES 16 MINUTES 39 SECONDS EAST, A DISTANCE OF 118.00 FEET TO THE POINT OF BEGINNING.

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED 11/07/2019 AS DOCUMENT 1931116053 TOGETHER WITH HIS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS

PARCEL 2:

THE EXCLUSIVE RIGHTS TO THE USE OF PARKING SPACE *, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED AS EXHIBIT 'D' TO THE DECLARATION RECORDED 11/07/2019 AS DOCUMENT 1931116053, AFORESAID

17-21-301-009 (UNDERLYING LAND)

731 W 17TH STREET, UNIT1W, Chicago, IL 60616

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

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; 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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EXHIBIT A (Continued)

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

REAL ESTATE TRANSFER TAX		11-May-2020
	CHICAGO:	4,387.50
	CTA:	1,755.00
	TOTAL:	6,142.50 *

17-21-301-009-0000 | 20200501672469 | 0-138-513-888

* Total does not include any applicable penalty or interest due

Property of Cook County Clerk's Office

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