

UNOFFICIAL COPY

WARRANTY DEED

Doc#: 2023720066 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 08/24/2020 10:10 AM Pg: 1 of 3

RETURN TO: Hahn Loeser + Parks LLC

200 W Madison Street Ste 2700

Chicago IL 60657

Dec ID 20200601615627
ST/CO Stamp 1-161-905-888 ST Tax \$302.50 CO Tax \$151.25
City Stamp 1-977-465-568 City Tax: \$3,176.25

LN20022134 1/2

SEND TAX BILLS TO:

Jeremy Diamond and Paula A. Freedman
4037 N. Drake Ave. 727 W Buckingham PL
Chicago, IL 60648 Apt 6
Chicago IL 60657

THE GRANTOR(S), Sarah M. Bernardi, married to Nicholas Arvanitakis, of Chicago, County of Cook, State of Illinois for and in consideration of Ten and no/100 (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) AND WARRANT(S) to

Jeremy Diamond and Paula A. Freedman

REAL ESTATE TRANSFER TAX	13-Jul-2020
CHICAGO:	2,268.75
CTA:	907.50
TOTAL:	3,176.25 *

14-21-309-072-1006 | 20200601615627 | 1-977-465-568

* Total does not include any applicable penalty or interest due.

Strike Inapplicable:

- ~~a) As Tenants in Common~~
- ~~b) Not in Tenancy in Common, but in Joint Tenancy~~
- c) Not as Joint Tenants, or Tenants in Common but as Tenants by the Entirety, as husband and wife.
- ~~d) As an Individual~~

The following described real estate situated in the County of Cook in the State of Illinois, to wit:

LEGAL DESCRIPTION: SEE ATTACHED

PERMANENT INDEX NUMBER: 14-21-309-072-1006 and 14-21-309-072-1040

PROPERTY ADDRESS: 727 W. Buckingham Place, ^{Apt} ~~Unit~~ 6, Chicago, Illinois 60657

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

Dated this 30th day of June, 2020.

Sarah Bernardi (SEAL)
Sarah Bernardi

Nicholas Arvanitakis (SEAL)
Nicholas Arvanitakis, signing for the sole purpose of waiving Homestead Rights

(Landtrust National Title
120 S. LaSalle St.
Suite 1700
Chicago, IL 60603)

REAL ESTATE TRANSFER TAX	13-Jul-2020
COUNTY:	151.25
ILLINOIS:	302.50
TOTAL:	453.75

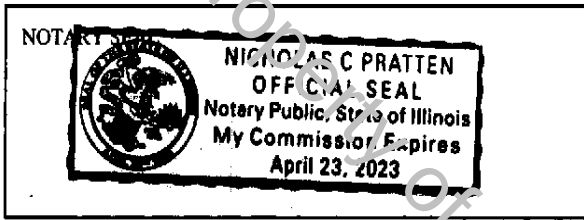
14-21-309-072-1006 | 20200601615627 | 1-161-905-888

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STATE OF ILLINOIS } ss.
County of Cook }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, **Sarah Bernardi and Nicholas Arvanitaskis**, personally known to me to be the same person(s) whose name is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the instrument as his/her/their 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 notarial seal, this 30 day of June, 2020.



[Signature]
NOTARY PUBLIC

My commission expires on April 23, 2023

NAME and ADDRESS OF PREPARER:

Jason M. Chmielewski
JMC Law Group
111 W. Washington Street, Suite 1500
Chicago, Illinois 60602
(312) 332-5020

EXEMPT UNDER PROVISIONS OF PARAGRAPH

SECTION 4,
REAL ESTATE TRANSFER ACT

DATE: _____

Signature of Buyer, Seller or Representative

Prohibited by Cook County Clerk's Office

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LN20022134

Exhibit A

UNIT 6 AND P-8 IN BUCKINGHAM PALACE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 10 TO 14 INCLUSIVE IN SUBDIVISION OF PART OF LOT 1 AND LOTS 2, 3 AND 4 IN SUBDIVISION OF LOT 39 IN PINE GROVE AND PART OF LOT 15 IN BLOCK 2 IN CLARK AND MCCONNELLS ADDITION TO LAKEVIEW, BEING A SUBDIVISION OF LOTS 31 AND 32 IN PINE GROVE IN SECTION 21, TOWNSHIP 40 NORTH, RANGE, 14, EAST OF THE THIRD PRINCIPAL MERIDIAN;

WHICH SURVEY IS ATTACHED AS EXHIBIT 'B' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 97969406, AS AMENDED BY FIRST AMENDMENT RECORDED AS DOCUMENT 98248915, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PIN: 14-21-309-072-1006, 14-21-309-072-1040

For Informational Purposes only: 727 West Buckingham Place APT 6, Chicago, IL 60657

Property of Cook County Clerk's Office