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Doc#. 2027621198 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 10/02/2020 02:28 PM Pg: 1 of 4

**Warranty Deed
Statutory (Illinois)**

Dec ID 20200701639068
ST/CO Stamp 0-353-713-888 ST Tax \$560.00 CO Tax \$280.00
City Stamp 0-649-105-120 City Tax: \$5,880.00

**MAIL TAX BILL TO:
PETER JAMES MAZZAFERRO &
ISABELA MARTINHO SAGARRA
1033 W. MONROE ST. #3
CHICAGO, IL 60607**

**MAIL RECORDED DEED TO:
GUNDERSON LAW FIRM
2155 W. ROSCOE ST.
CHICAGO, IL 60618**

THE GRANTOR(S), **ERIN M. DUES AND MATTHEW S. DUES, husband and wife**, of the CITY of CHICAGO, State of ILLINOIS, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, receipt whereof is hereby acknowledged, do(es) hereby **CONVEY(S) AND WARRANT** to **PETER JAMES MAZZAFERRO, a single man and ISABELA MARTINHO SAGARRA, a single woman**, of _____, as **JOINT TENANTS**, all right, title, and interest in the following, described real estate situated in the County of COOK, State of Illinois, to wit:

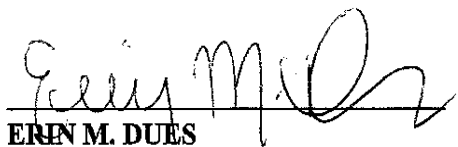
PLEASE SEE THE ATTACHED LEGAL DESCRIPTION.

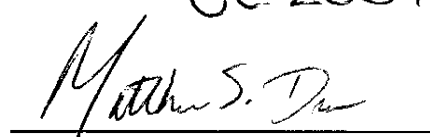
**Permanent Index Number(s): 17-17-211-040-1003
Property Address: 1033 W. MONROE, UNIT 3, CHICAGO, IL 60607**

Subject, however, to the general real estate taxes not due and payable at the time of Closing, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois. To have and to hold said premises: **Joint Tenants**

DATED this 20th day of July, 2020.


ERIN M. DUES

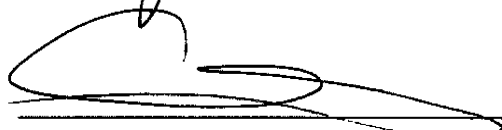
**FIDELITY NATIONAL
TITLE INSURANCE**
GC 20016354
10/2

MATTHEW S. DUES

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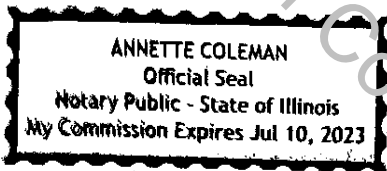
STATE OF ILLINOIS)
) SS
COUNTY OF Will)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that ERIN M. DUES AND MATTHEW S. DUES personally known to me to be the same person(s) whose name(s) 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 said 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 20th day of July, 2020.



Notary Public



PREPARED BY:

JOHN F. KLUNK
916 SOUTH STATE STREET
LOCKPORT, IL. 60441

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PARCEL 1:

UNIT NUMBER 3, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE 1033 WEST MONROE CONDOMINIUMS, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0624839027, AS AMENDED FROM TIME TO TIME, IN THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE OF PARKING SPACE P-3, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION RECORDED AS DOCUMENT NUMBER 0624839027, AFORESAID.

PARCEL 3:



EASEMENT FOR INGRESS AND EGRESS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1, AS SET FORTH IN DECLARATION RECORDED FEBRUARY 23, 2005 AS DOCUMENT NO. 0505439109, IN COOK COUNTY ILLINOIS.

Property of Cook County Clerk's Office


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REAL ESTATE TRANSFER TAX

17-17-211-040-1003		20200701639068		0-353-713-888	31-Jul-2020
				COUNTY:	280.00
				ILLINOIS:	560.00
				TOTAL:	840.00

REAL ESTATE TRANSFER TAX

17-17-211-040-1003		20200701639068		0-649-105-120	31-Jul-2020
				CHICAGO:	4,200.00
				CTA:	1,680.00
				TOTAL:	5,880.00 *

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