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Doc#: 2028541303 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 10/13/2020 02:26 PM Pg: 1 of 4

Dec ID 20200701626164
ST/CO Stamp 2-001-563-360 ST Tax \$165.00 CO Tax \$82.50
City Stamp 0-947-212-000 City Tax: \$1,732.50

PT20-60733
1/1 @

WARRANTY DEED
ILLINOIS STATUTORY
Individual

THE GRANTOR, DAWN FAULKNER ROZRAN, a married woman, married to JACK L ROZRAN, of 35361 Camino Capistrano, Town of Capistrano Beach, County of ORANGE, State of CA, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to * of 100 E. Walton, Chicago, IL 60610, of the County of COOK, all interest in the following described Real Estate situated in the County of COOK in the State of IL, to wit:

*Andrew Zwet, a single man, and Everetta Zwet, a single woman, as Joint Tenants

SEE ATTACHED EXHIBIT "A"

SUBJECT TO: General real estate taxes not yet due and payable at the time of Closing; covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed, if any; condominium declaration and bylaws, if any.

SUBJECT PROPERTY IS NOT HOMESTEAD PROPERTY AS TO GRANTOR OR HER SPOUSE.

Permanent Real Estate Index Number(s): 17-03-207-061-1029.
Address(es) of Real Estate: 100 E. Walton St. #15A, Chicago, IL 60611.

Dated this 17 day of July, 20 20.


DAWN FAULKNER ROZRAN

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

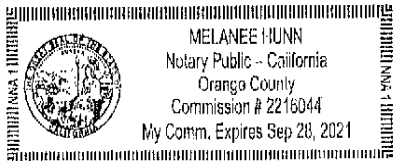
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
 County of Orange)
 On July 17, 2020 before me, Melanee Hunn
Date Here Insert Name and Title of the Officer
 personally appeared Dawn Faulkner ROZKAN
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Melanee Hunn
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document: Warranty Deed
 Title or Type of Document:
 Document Date: July 17, 2020 Number of Pages: 3 (including exhibit) 4 w/ attached Notarization
 Signer(s) Other Than Named Above: None

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
<input type="checkbox"/> Corporate Officer -- Title(s): _____	<input type="checkbox"/> Corporate Officer -- Title(s): _____
<input type="checkbox"/> Partner -- <input type="checkbox"/> Limited <input type="checkbox"/> General	<input type="checkbox"/> Partner -- <input type="checkbox"/> Limited <input type="checkbox"/> General
<input type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact	<input type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact
<input type="checkbox"/> Trustee <input type="checkbox"/> Guardian or Conservator	<input type="checkbox"/> Trustee <input type="checkbox"/> Guardian or Conservator
<input type="checkbox"/> Other: _____	<input type="checkbox"/> Other: _____
Signer Is Representing: _____	Signer Is Representing: _____

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STATE OF CALIFORNIA, COUNTY OF ORANGE ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT DAWN FAULKNER ROZRAN, a married woman, married to JACK L ROZRAN, 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 in the 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 notarial seal, this _____ day of _____, 2020.

** See attached Notarization* (Notary Public)

Prepared by:
Richard C. Spain, Esq.
Spain, Spain & Varnet P.C.
33 N. Dearborn Street, Suite 2220
Chicago, IL 60602

Mall To:
Dennis Thorn, Esq.
Dennis W. Thorn & Associates
180 N. Michigan Ave. #2105
Chicago, IL 60601

Name and Address of Taxpayer:
ANDREW ZWERTZ
100 E. WALTON #15A
CHICAGO IL 60611

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EXHIBIT "A"

UNIT NUMBER 15-A IN THE 100 EAST WALTON CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL:

PARTS OF LOTS 8, 9, 10, 11, AND 12 IN MOSS SUBDIVISION OF PART OF LOT 10 IN THE SOUTH 1/2 OF BLOCK 8 IN CANAL TRUSTEES' SUBDIVISION OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 24262435, AND REGISTERED AS DOCUMENT NUMBER LR2990252; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY), IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office