

UNOFFICIAL COPY

Doc#: 2032307415 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 11/18/2020 12:49 PM Pg: 1 of 1

WARRANTY DEED

Illinois Statutory

Dec ID 20200701638947
ST/CO Stamp 1-931-681-504 ST Tax \$325.00 CO Tax \$162.50
City Stamp 0-580-185-824 City Tax: \$3,412.50

Mail to:

Cheryl Donna Cesario
Kimberley Anne Beck
1445 N State Pky
Unit 2106
Chicago, IL 60610

THE GRANTOR(S) Scott David Welch, of Chicago, IL, County of Cook, State of Illinois, for the for the consideration of Ten & no/100 (\$10.00) and other good and valuable consideration, in hand paid, does hereby warrants and conveys to
Donna Kimberley Anne
Cheryl ~~Cesario~~ and ~~Kimberley A Beck~~, a married couple,
to have and hold forever the following described Real Estate, situated in the County of Cook, State of Illinois, to wit:

Unit Numbers 2106 and P4-20 in the State Parkway Condominium as delineated on a survey of the following described real estate:

The North 5 feet of lot 39 and all of lots 40 to 44 in Block 3 in Catholic Bishop of Chicago's Lake Shore Drive addition, a subdivision of the North 18.83 chains of Fractional Section 3, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois;

Which survey is attached as exhibit 'b' to the declaration of condominium recorded as document number 92824241, as amended, together with its undivided percentage interest in the common elements.

SUBJECT ONLY TO THE FOLLOWING, IF ANY: covenants, conditions and restrictions of record so long as they do not interfere with Grantee's use and enjoyment of the property; general real estate taxes not yet due and payable at time of closing; zoning and building ordinances; public utility easements; party wall rights and agreements, AND hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

P.I.N. 17-03-102-042-1281 (Unit); 17-03-102-042-1266 (Parking)
Property Address: 1445 N. State Parkway, Unit 2106 & PK4-20, Chicago, IL 60610

DATED: 7/24, 2020

Scott David Welch

I, DM Zawadzki, a notary in and for the County of Cook, State of Illinois, hereby certify that while I was physically present in the state of Illinois, Scott David Welch (name/s of person/s), also physically present in the State of Illinois, appeared before me this day remotely, by use of communication technology which allowed the notary and the person(s) executing the document to communicate with each other simultaneously by audio-video communication, provided sufficient proof of his/her/their identity and signed the deed (document) consisting of 1 pages, to which this Remote Notarization Certification page is attached to and made a part thereof.

Signed and Sworn before me on July 29, 2020



Mail subsequent tax bills to:

THIS INSTRUMENT PREPARED BY: Kelly N. LaSalle, Suite 1550,
Chicago, IL 60601