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WARRANTY DEED (Illinois)

751196 1/2
THIS DEED is made as of the 9 day of November, 2020, by and between

Doc# 2035113018 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/16/2020 12:22 PM PG: 1 OF 5

SCOTT B. SILBERSTEIN, A SINGLE PERSON
("Grantor," whether one or more),

and

JOAN GALLAGHER

of 7738 N. Sheridan Rd # 2L
("Grantee," whether one or more).

Citywide Title Corporation
850 W. Jackson Blvd., Ste. 320
Chicago, IL 60607

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00), in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does WARRANT, COVENANT, AND CONVEY unto the Grantee, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of COOK and State of Illinois known and described as follows, to wit:

~~PARCEL ONE: UNIT NO. 53 AND UNIT TANDEM 8, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE LAKEVIEW POINTE CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0030097477, AS AMENDED FROM TIME TO TIME, IN THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. PARCEL TWO: THE EXCLUSIVE RIGHT TO THE USE OF LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NO. 0030097477.~~

COMMONLY KNOWN AS: 7738 N. SHERIDAN RD, UNIT 2L, CHICAGO, IL 60626

PARCEL INDEX NUMBER (PIN): ~~17-10-214-016-1114 (VOL: 501)~~
~~17-10-214-016-1103 (VOL: 501)~~
11-29-101-033-1014
11-29-101-033-1045

Together with all and singular the hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainder, rents issues and profits hereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, his heirs and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, his heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, WILL WARRANT AND DEFEND, subject to: Covenants, conditions, restrictions of record, public and utility easements, provided that such exceptions do not impair Purchaser's intended use of the Unit of residential purposes, and general real estate taxes for the year 2020 and subsequent years.

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IN WITNESS WHEREOF, said Grantor has caused its signature to be hereto affixed, and has caused its name to be signed to these presents, this 9 day of November, 2020.


SCOTT B. SILBERSTEIN

Prepared by: Rosenthal Law Group, LLC, 3700 W Devon Ave, Lincolnwood, IL 60712

MAIL TO: Joan Gallagher
7738 N Sheridan Rd Unit 2L Chicago IL
60626

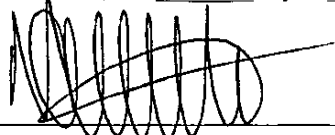
SEND SUBSEQUENT TAX BILLS TO: JOAN GALLAGHER
7738 N. SHERIDAN RD, UNIT 2L, CHICAGO, IL 60626

OR RECORDER'S OFFICE BOX NO. _____

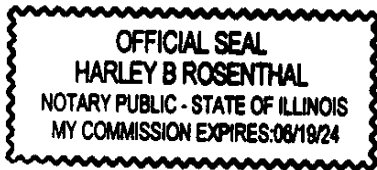
STATE OF IL)
COUNTY OF Lake) SS

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that SCOTT B. SILBERSTEIN is 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 said instrument as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 9 day of November, 2020.

Notary Public 

My Commission Expires: 6.19.2024



UNOFFICIAL COPY**EXHIBIT "A"****PARCEL ONE:**

UNIT NO. 53 AND UNIT TANDEM 8, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE LAKEVIEW POINTE CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0030097477, AS AMENDED FROM TIME TO TIME, IN THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL TWO:

THE EXCLUSIVE RIGHT TO THE USE OF LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NO. 0030097477.

Property of Cook County Clerk's Office

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

18-Nov-2020



CHICAGO: 2,145.00

CTA: 858.00

TOTAL: 3,003.00 *

11-29-101-033-1014 | 20201101664226 | 1-103-027-168

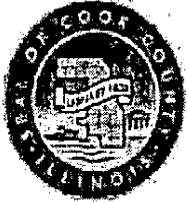
* Total does not include any applicable penalty or interest due.

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

18-Nov-2020



COUNTY:	143.00
ILLINOIS:	286.00
TOTAL:	429.00

11-29-101-033-1014

| 20201101664226 |

1-123-597-280