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WARRANTY DEED

AFTER RECORDING MAIL TO:

Brian Russell, Esq.
Winick & Gallaher, P.C.
35 S. Washington, Suite 300
Naperville, Illinois 60540

Doc# 2100728020 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/07/2021 11:39 AM PG: 1 OF 3

MAIL REAL ESTATE TAX BILL TO:

Benjamin D. Hollerbach
1525 S. Sangamon St., Unit 508
Chicago, IL 60608

(Reserved for Recorders Use Only)

THE GRANTOR: Todd M. Justic, a married man, joined by his spouse, **Tara A. Justic,** to waive homestead only, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to **Benjamin D. Hollerbach, a single man**, to have and to hold, the following described Real Estate, situated in the County of **Cook**, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Commonly known as: 1525 S. Sangamon St., Unit 508, Chicago, IL 60608
PIN: 17-20-232-050-1135

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

SUBJECT TO: (a) General real estate taxes not due and payable at the time of closing; (b) Special Assessments confirmed after Contract date; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Zoning laws and Ordinances; (e) Easements for public utilities; (f) Drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

REAL ESTATE TRANSFER TAX		17-Dec-2020	
	COUNTY:	150.00	
	ILLINOIS:	300.00	
	TOTAL:	450.00	
17-20-232-050-1135 20201201679459 0-516-632-544			

REAL ESTATE TRANSFER TAX		17-Dec-2020	
	CHICAGO:	2,250.00	
	CTA:	900.00	
	TOTAL:	3,150.00 *	
17-20-232-050-1135 20201201679459 0-682-471-392			
* Total does not include any applicable penalty or interest due.			

Chicago Title 206853750694 12/8 10/2

S Y
P 3
S Y-1
M _____
SC _____
E _____
INT Ry

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DATED this 30 day of November, 2020.

Todd M. Justic
Todd M. Justic

Tara A. Justic
Tara A. Justic

STATE OF Illinois)
COUNTY OF Cook)SS

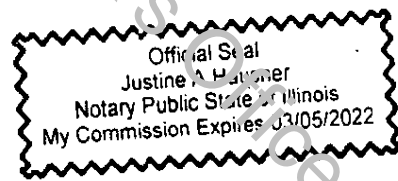
I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **Todd M. Justic and Tara A. Justic**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and individually acknowledged that he/she signed and delivered the said instrument as his/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 official seal this 30th day of November, 2020.

Justine Haugner
Notary Public

NAME AND ADDRESS OF PREPARER:

Merit Law Group, Inc.
Attorney at Law
150 N. Michigan Ave., Suite 2800
Chicago, IL 60601



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LEGAL DESCRIPTION

Parcel 1: Unit 508-P in the University Village Lofts Condominium as delineated and defined on the Plat of Survey of the following described parcel of real estate: Lots 1 and 4 and Outlots A and B and part of Outlot C in Block 3 of University Village, being a Subdivision in the Northeast 1/4 of Section 20, Township 39 North, Range 14, East of the Third Principal Meridian, according to the Plat thereof recorded December 18, 2002 as document 0021409249, in Cook County, Illinois, together with all rights appurtenant to the foregoing property pursuant to that certain Nonexclusive Aerial Easement Agreement dated June 26, 2001, and recorded June 28, 2001 as document number 0010571142. Which survey is attached as Exhibit G to the Amended and Restated Declaration of Condominium for the University Village Lofts dated March 4, 2003 and recorded March 7, 2003 as document number 0030322530, as amended from time to time, together with its undivided percentage interest in the common elements.

Parcel 2: The exclusive right to the use of Parking Space B9-P, as delineated and defined on the aforesaid plat of survey attached to the aforesaid Declaration recorded as document number 0030322530, as amended from time to time.

PROPERTY OF Cook County Clerk's Office