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WARRANTY DEED (Illinois)

Doc#: 2102906283 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/29/2021 03:06 PM Pg: 1 of 2

THIS DEED is made as of the 28 day of
December, 2020, by and between

Dec ID 20201201600821
ST/CO Stamp 0-434-257-888 ST Tax \$402.00 CO Tax \$201.00
City Stamp 0-641-236-960 City Tax: \$4,221.00

MARSHALL WARKENTIN, DIVORCED
AND NOT SINCE REMARRIED

("Grantor," whether one or more),

and

ASingle woman
JOHANNA KOZYUK AND JOHN REASOR
~~BOTH UNMARRIED~~ *ASingle Man*
1652 N Humboldt Blvd Floor 4 Chicago, IL
60647, AS JOINT TENANTS
("Grantee," whether one or more).

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:

Unit 206 and P-15 in the St. George Lofts Condominium as delineated on a survey of the following described real estate: Lots 17, 18, 19 and 20 in W.O. Cole's Subdivision of Lots 22 to 25 inclusive and Lots 30 to 35 inclusive in Block 2 in L. Stave's Subdivision of that part of the Northeast 1/4 of Section 36, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois. Which survey is attached to the Declaration of Condominium recorded as document number 99898177; together with its undivided percentage interest in the common elements.

P.I.N.: 13-36-214-025-1015 & 13-36-214-025-1042

COMMONLY KNOWN AS: 2161 NORTH CALIFORNIA AVE., #206/P15, CHICAGO, IL
60647

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, 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 28th day of December, 2020.

MARSHALL WARKENTIN

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

MAIL DEED TO: Johanna Kotyuk & John Reasor 2161 N California Ave
#206 Chicago IL 60647

SEND SUBSEQUENT TAX BILLS TO: JOHANNA KOTYUK AND JOHN REASOR
2161 NORTH CALIFORNIA AVE., #206/P15, CHICAGO, IL 60647

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 MARSHALL WARKENTIN is personally known to me to be the same persons 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 28 day of December, 2020.

Notary Public

My Commission Expires: 6-19-24

