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Doc# 2103319035 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/02/2021 11:52 AM PG: 1 OF 4

WARRANTY DEED

Keith R. Ferrio
Laura L. Ferrio
1415 S. Prairie Avenue
Chicago, IL 60605

The Grantors, **Keith R. Ferrio** and **Laura L. Ferrio**, a married couple, of 1415 S. Prairie Avenue, Chicago, IL 60605, in the City of Chicago, County of Cook and State of Illinois, for and in consideration of Ten (\$10.00) Dollars and other good and valuable considerations in hand paid, receipt of which is hereby acknowledged, CONVEY AND WARRANT to:

Keith Ferrio and Laura Ferrio, Trustees under the Keith R. Ferrio Trust dated January 22, 2021, and

Laura Ferrio and Keith Ferrio, Trustees under the Laura L. Ferrio Trust dated January 22, 2021"

to hold as **Tenants by the Entirety** all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois; subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record.

The Grantors hereby covenant with the Grantees that Grantors are lawfully seized in fee simple of the above granted premises and have good right to convey the same, and that Grantors, and Grantor's heirs, executors and administrators, shall warrant and defend the title unto the Grantee and to Grantee's successors and assigns against all lawful claims whatsoever.

Permanent Index Number: 17-22-110-035-1008
Address of property: 1415 S. Prairie Avenue, Chicago, IL 60605
Grantee's Address: 1415 S. Prairie Avenue, Chicago, IL 60605

Dated this January 22, 2021.

Keith R. Ferrio

Laura L. Ferrio

REAL ESTATE TRANSFER TAX

02-Feb-2021



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

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Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45 sub paragraph e, and Cook County Ord. 93-0-27, paragraph 4

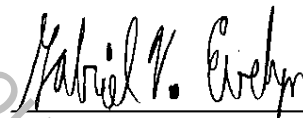
Date: 1-27, 2021

Signed: 

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)


I, the undersigned, hereby certify, that Keith R. Ferrio and Laura L. Ferrio personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me in person, and acknowledged that they signed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth. I am signing this document in accordance with the requirements for remote notarization.

Dated: January 22, 2021


Notary Public Gabriel V. Evelyn

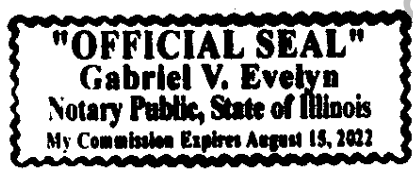
THIS INSTRUMENT PREPARED BY:
Landon P. Wilson
Prather Ebner LLP
53 W. Jackson Boulevard, Suite 1025
Chicago, IL 60604

SEND SUBSEQUENT TAX BILLS TO:
Keith R. Ferrio
Laura L. Ferrio
1415 S. Prairie Avenue
Chicago, Illinois 60605

REAL ESTATE TRANSFER TAX		02-Feb-2021
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

17-22-110-035-1008 | 20210101626646 | 0-098-944-016

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



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LEGAL DESCRIPTION

PARCEL 1:

UNIT AA-8 IN PRAIRIE PLACE CONDOMINIUM, AS DELINEATED ON THE SURVEY OF CERTAIN LOTS OR PARTS THEREOF IN PRAIRIE PLACE TOWNHOMES SUBDIVISION, BEING A SUBDIVISION LOCATED IN SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "E" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED APRIL 29, 1996 AS DOCUMENT 96318235, IN COOK COUNTY, ILLINOIS; TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, AS SET FORTH IN SAID DECLARATION.

PARCEL 2:

NON EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS OVER, UPON AND ACROSS THE EASEMENT PARCEL AS CREATED AND SET OUT IN THE GRANT OF EASEMENT DATED DECEMBER 20, 1994 AND RECORDED DECEMBER 29, 1994 AS DOCUMENT NUMBER 04080035.

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STATEMENT BY GRANTOR AND GRANTEE

The **grantor** or his agent affirms that, to the best of his knowledge, the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated January 27, 2021

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me
By the said Raymond W. Prather
This 27th day of January, 2021
Notary Public K. Dachota



The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date January 27, 2021

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me
By the said Raymond W. Prather
This 27th day of January, 2021
Notary Public K. Dachota



Note: Any person who knowingly submits a false statement concerning the identity of a **Grantee** shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)