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Old Republic Title
9601 Southwest Highway
Oak Lawn, IL 60453
20128116 1/2



Doc# 2105040000 Fee \$88.00
RHSP FEE:\$9.00 RPRF FEE: \$1.00
KAREN A. YARBROUGH
COOK COUNTY CLERK
DATE: 02/19/2021 09:21 AM PG: 1 OF 4

WARRANTY DEED

THE GRANTORS,
Anna Lee as to an undivided 75%,
as a single woman and
Steven Glasker as to an undivided 25%,
a single man, as Tenants in Common

of the City of Chicago, County of Cook,
State of Illinois,

For and in consideration of the sum of
TEN DOLLARS, and other good and
valuable consideration in hand paid,

CONVEY and WARRANT to
Matthew Marti and
Lauren Tazza,
~~husband and wife,~~
as joint tenants
of Chicago, IL

As Tenants by the Entirety, the following described Real Estate situated in the County of Cook,
in the State of Illinois, to wit:

PARCEL 1:

UNIT 913-3 IN THE WINDSOR CONDOMINIUMS AS DELINEATED ON A SURVEY OF
THE FOLLOWING DESCRIBED REAL ESTATE: THE EAST 1/2 OF LOT 2 IN THE
SUBDIVISION OF LOTS 16, 17 AND THE EAST 1/2 OF LOT 18, IN H.J.
WALLINGFORD'S SUBDIVISION OF 15 RODS SOUTH OF AND ADJOINING THE
NORTH 95 RODS OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17,
TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN,
(EXCEPT THEREFROM ANY PART THEREOF TAKEN OR USED FOR ALLEYS), IN
COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE
DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 98124629,
TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON
ELEMENTS.

PARCEL 2:

UNIT NUMBER P-74 IN THE EAST SUNNYCOURT CONDOMINIUM AS DELINEATED
ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 1 IN
SUBDIVISION OF LOTS 16 AND 17 AND THE EAST 1/2 OF LOT 18 IN H. J.
WALLINGFORD'S SUBDIVISION OF 15 RODS SOUTH OF AND ADJOINING THE
NORTH 95 RODS OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17,
TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN

S Y
P 4
S Y-1
M _____
SC _____
E _____
INT W



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COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 08005034, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY.

STREET ADDRESS: 913 W. Windsor, Unit 3W, Chicago, IL 60640

PERMANENT TAX INDEX NUMBER: 14-17-222-022-1006 & 14-17-222-023-1020

Subject only to the following permitted exceptions, provided none of which shall materially restrict the reasonable use of the premises as a residence: (a) general real estate taxes not due and payable at the time of Closing; (b) applicable zoning, building laws and ordinances; (c) the limitations and conditions imposed by the Condominium Property Act; (d) the limitations and conditions imposed by the Municipal Code of Chicago; (e) the covenants, conditions, restrictions and building lines of record; (f) the Condominium Declaration, including all amendments and exhibits thereto; (g) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (h) encroachments, if any, as shown on the Plat of Survey attached to the Declaration; (i) public utility easements; (j) private easements, although Purchaser shall not take the property subject to any private easements not established by the Declaration; (k) installments due after the date of closing for assessments established pursuant to the Condominium Declaration.


REAL ESTATE TRANSFER TAX		22-Jan-2021
		COUNTY: 147.50
		ILLINOIS: 235.00
		TOTAL: 382.50
14-17-222-022-1006 20210101616957 2-082-650-123		

REAL ESTATE TRANSFER TAX		22-Jan-2021
		CHICAGO: 2,212.50
		CTA: 885.00
		TOTAL: 3,097.50 *
14-17-222-022-1006 20210101616957 1-870-464-016		
* Total does not include any applicable penalty or interest due.		


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hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises as forever.

DATED this 10th day of January, 2021.



Anna Lee



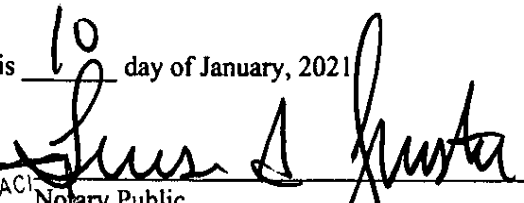
Steven Glasket

Property of Cook County Clerk's Office

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STATE OF ILLINOIS)
)
COUNTY OF COOK) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY Anna Lee and Steven Glasker, personally known to me to be the same people whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their 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 10 day of January, 2021 



The Notary Public aforesaid is an attorney-at-law or an employee of an attorney-at-law and is therefore exempt from recording a Notarial Record pursuant to Section 3-102(d) of the Illinois Notary Public Act.

My commission expires: 3/11/22

This instrument prepared by:
Leo G. Aubel
Howard & Howard Attorneys PLLC
200 S. Michigan Ave., Suite 1100
Chicago, IL 60604-2461

Send subsequent tax bills to:
Matthew Marti and Lauren Tazza
913 W. Windsor, Unit 3W
Chicago, IL 60640

Mail to:
Michael Mazek
3805 N. Lincoln Ave.
Chicago, IL 60613

OR RECORDER'S OFFICE BOX NO. _____