

# UNOFFICIAL COPY



Doc# 2107812093 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/19/2021 01:21 PM PG: 1 OF 3

## WARRANTY DEED ILLINOIS STATUTORY

Mail To:

Name & Address of Taxpayer:

Lily Snyder & Matthew Zielinski

3258 N Racine Ave, Unit 1

Chicago, IL, 60657

Prepared by: Hawbecker and Garver, LLC, 26 Elaine Street, Hinsdale, IL 60521

THE GRANTOR(S) Paul Petefish and Rochelle Petefish, husband and wife of 3258 N Racine Ave, Unit 1, Chicago, State of Illinois, 60657, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Matthew Zielinski & Lily Snyder, an unmarried man and an unmarried woman

**(BUYER'S ATTORNEY OR BUYER: CHECK APPLICABLE AND STRIKE ALL OTHERS)**

Individually

as Tenants in Common

as Joint Tenants

not as joint tenants, nor tenants in common, but as Tenants by the Entirety

Whose address is 1360 N Lake Shore Dr. Apt 807, Chicago, IL 60610, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

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

SUBJECT TO: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing. general real estate taxes not due and payable at the time of Closing; covenants, conditions and restrictions of record; and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate.

Permanent Real Estate Index Number: 14-20-327-048-1001

Address of Real Estate: 3258 N Racine Ave, Unit 1, Chicago, IL, 60657

206NW 024 196WL

1 of 2 mm

Chicago Title

RP 126P

S. V  
P. 3  
S. V-1  
SC  
INT

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Dated this 29<sup>th</sup> day of January, 20 21

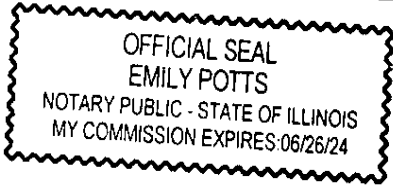
[Signature]  
Paul Petefish

[Signature]  
Rochelle Petefish

STATE OF ILLINOIS, COUNTY OF DU PAGE ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Paul Petefish**, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/ 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 29<sup>th</sup> day of January, 20 21

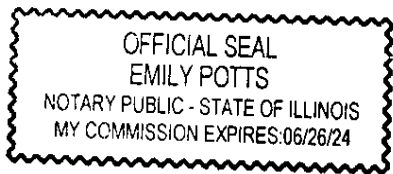


[Signature] (Notary Public)

STATE OF ILLINOIS, COUNTY OF DU PAGE ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Rochelle Petefish**, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/ 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 29<sup>th</sup> day of January, 20 21



[Signature] (Notary Public)

REAL ESTATE TRANSFER TAX	11-Feb-2021
	CHICAGO: 2,542.50
	CTA: 1,017.00
	TOTAL: 3,559.50 *

REAL ESTATE TRANSFER TAX	11-Feb-2021
	COUNTY: 169.50
	ILLINOIS: 339.00
	TOTAL: 508.50

14-20-327-048-1001 | 20210101626960 | 0-049-624-080

14-20-327-048-1001 | 20210101626960 | 0-045-822-992

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

RP PLP

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## Exhibit A

**UNIT 1 IN THE 3258 NORTH RACINE CONDOMINIUM ASSOCIATION, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:**

**LOT 25 IN JOHN P. ALTGELD'S SUBDIVISION OF THAT PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE EASTERLY LINE OF RIGHT OF WAY OF THE CHICAGO, EVANSTON RAILROAD IN COOK COUNTY, ILLINOIS.**

**WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0817834088 AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS**

Property of Cook County Clerk's Office

RP PGP