



Doc# 2112047012 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/30/2021 10:20 AM PG: 1 OF 4

Commitment Number: IL20102937

This instrument prepared by: Ross M. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 9078 Union Centre Blvd., Suite 350, West Chester, Ohio 45069 (513) 247-9605. File Number: IL20102937.

Record and Return To:
Boston National Title Agency, LLC
400 Rouser Road, Suite 101
Coraopolis, PA 15108

Mail Tax Statements To: Andres E. Giovannetti and Andrea C. Arteaga: 4149 N Kenmore Ave., Apt 2S Chicago, IL 60613


**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
14-17-404-063-1019**



GENERAL WARRANTY DEED

Exempt: Section: 35 ILCS 200/31-45(e): Deeds or trust documents where the actual consideration is less than \$100

Andres E. Giovannetti, hereinafter grantor, whose tax-mailing address is 4149 N Kenmore Ave., Apt 2S Chicago, IL 60613, for \$1.00 (One Dollar and Zero Cents) in consideration paid, grants, with general warranty covenants to Andres E. Giovannetti and Andrea C. Arteaga, husband and wife, for their joint lives, with the remainder to the survivor of them, hereinafter grantees, whose tax mailing address is 4149 N Kenmore Ave., Apt 2S Chicago, IL 60613, the following real property:

The following described property situated in County Cook, State of Illinois, described as follows: UNIT 4149-2 AND P-28 IN THE BUENA PARK CONDOMINIUMS AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 30 AND 31 AND THE WEST 10 FEET OF LOT 29 IN BLOCK 7 IN

REAL ESTATE TRANSFER TAX	29-Apr-2021
 CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

REAL ESTATE TRANSFER TAX	29-Apr-2021
 COUNTY:	0.00
 ILLINOIS:	0.00
TOTAL:	0.00

14-17-404-063-1019 | 20210401614500 | 1-482-702-352

14-17-404-063-1019 | 20210401614500 | 1-621-147-152

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

H

UNOFFICIAL COPY

**BUENA PARK, BEING A SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0020694662 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS. Tax ID: 14-17-404-063-1019 and 14-17-404-063-1049
Property Address is: 4149 N Kenmore Ave., Apt 2S Chicago, IL 60613**

Prior instrument reference: **1520556024**

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

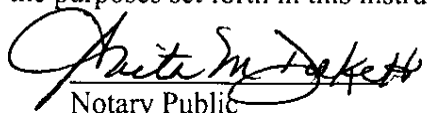
Executed by the undersigned on MARCH 24, 2021 :

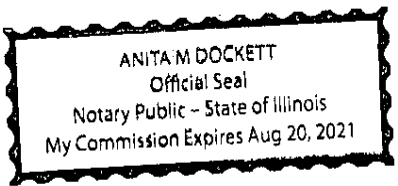


Andres E. Giovannetti

STATE OF ILLINOIS
COUNTY OF COOK

The foregoing instrument was acknowledged before me on MARCH 24, 2021 by **Andres E. Giovannetti** who are personally known to me or have produced DRIVER'S LICENSE as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.


Notary Public



UNOFFICIAL COPY

MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

EXEMPT under provisions of Paragraph C Section 31-45, Property Tax Code.

Date: 2/1/2021

[Signature]
Buyer, Seller, or Representative

Property of Cook County Clerk's Office

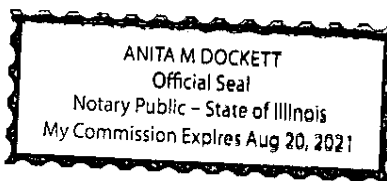
UNOFFICIAL COPY

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 land trust is either a natural person, and 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 MARCH 24, 2021

[Signature]
Signature of Grantor or Agent



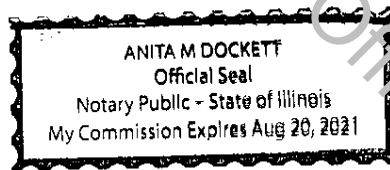
Subscribed and sworn to before
Me by the said GRANTOR
this 24 day of MARCH,
2021.

NOTARY PUBLIC [Signature]

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 entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Date MARCH 24, 2021

[Signature]
Signature of Grantee or Agent



Subscribed and sworn to before
Me by the said GRANTEE
This 24 day of MARCH,
2021.

NOTARY PUBLIC [Signature]

NOTE: Any person who knowingly submits a false statement concerning the identity of 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.)