

WARRANTY DEED (Illinois)

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Doc# 2113728022 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/17/2021 10:21 AM PG: 1 OF 5

THIS DEED is made as of the 16 day of March, 2021, by and between

PRINCEPI LLC

("Grantor," whether one or more),

and

A.

DANIEL CALABRESE AND AURORA CALVILLO, BOTH SINGLE, AS JOINT TENANTS
1000 S. CLARK ST. #1212, CHICAGO, IL 60605

("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:

PARCEL 1: UNIT 2N TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE 3013 NORTH CALIFORNIA CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 1425229083, IN THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. PARCEL 2: EXCLUSIVE USE FOR PARKING AND ROOF PURPOSES IN AND TO PARKING SPACE NO. R6, AND ROOF SPACE NO. R6, LIMITED COMMON ELEMENTS, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

P.I.N.: 13-25-210-045-1003 (VOL: 528)

COMMONLY KNOWN AS: 3013 N. CALIFORNIA AVE., UNIT 2N, CHICAGO, IL 60618

S
P 5
S 4-1
SC
INT JP

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

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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.

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 16 day of March, 2021.

Margery F. Rodino
PRINCEPI LLC BY: MARGERY F. RODINO

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

MAIL DEED TO: Daniel Calabrese 3013 N. California Ave Unit 2N
CHICAGO, IL 60618

SEND SUBSEQUENT TAX BILLS TO: DANIEL CALABRESE AND AURORA CALVILLO
3013 N. CALIFORNIA AVE., UNIT 2N, CHICAGO, IL 60618

OR RECORDER'S OFFICE BOX NO. _____

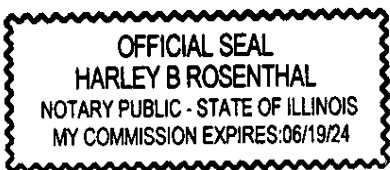
STATE OF IL }
COUNTY OF Cook } SS

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that MARGERY F. RODINO FOR PRINCEPI LLC 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 she signed, sealed and delivered said instrument as her free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 16 day of March, 2021

Notary Public [Signature]

My Commission Expires: 6-19-24



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File No: 754305

EXHIBIT "A"

PARCEL 1:

UNIT 2N TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE 3013 NORTH CALIFORNIA CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 1425229083, IN THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EXCLUSIVE USE FOR PARKING AND ROOF PURPOSES IN AND TO PARKING SPACE NO. P6, AND ROOF SPACE NO. R6, LIMITED COMMON ELEMENTS, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

13-25-210-045-1003

This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.

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Commitment for Title Insurance (8-1-2016)

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REAL ESTATE TRANSFER TAX

25-Mar-2021



CHICAGO:

3,037.50

CTA:

1,215.00

TOTAL:

4,252.50

13-25-210-045-1003 | 20210301677717 | 0-211-214-864

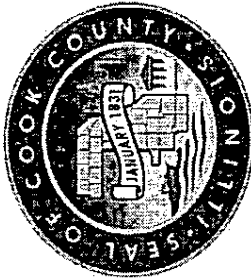
* Total does not include any applicable penalty or interest due

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REAL ESTATE TRANSFER TAX

25-Mar-2021



COUNTY:
ILLINOIS:
TOTAL:

202.50
405.00
607.50

13-25-210-045-1003

20210301677717

1-952-563-728

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