

UNOFFICIAL COPY

Doc#: 2117208044 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/21/2021 09:55 AM Pg: 1 of 3

Dec ID 20210601668990
ST/CO Stamp 0-285-435-152 ST Tax \$530.00 CO Tax \$265.00
City Stamp 1-987-560-720 City Tax: \$5,565.00

--- Above Space For Recorder's Use ---

Warranty Deed

Grantors, **DANIEL SIGNORELLI** and **ELIZABETH SIGNORELLI**, husband and wife, for and in consideration of Ten Dollars (\$10.00) in hand paid and other good and valuable consideration, receipt whereof is hereby acknowledged, CONVEY AND WARRANT to Grantees, **TAYLOR M. GAFFNEY**, a single woman, and **JOHN GROSS**, a single man, as joint tenants (and not as tenants in common), the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

SEE LEGAL DESCRIBED ATTACHED AS EXHIBIT A

SUBJECT TO: (a) General real estate taxes not due and payable on the date of execution of this Deed; (b) zoning and building laws and ordinances; (c) building lines and easements of record; (d) covenants, conditions and restrictions of record; and (e) acts done or suffered by Grantees.

PIN #: 17-05-319-126-1003

Address of Real Estate: 1418 W. Chestnut St., Unit 3, Chicago, IL 60642

Dated as of the 15th day of June, 2021.

ATA / GMT Title Agency
85 W. Algonquin Road, Suite 120
Arlington Heights, IL 60005
File # 21781324-IL


Daniel Signorelli


Elizabeth Signorelli

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[illegible]

I, the undersigned, a notary public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that Daniel Signorelli, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 11 day of June, 2021.




State of Minnesota)
County of Hennepin)


Notary Public

I, the undersigned, a notary public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that Elizabeth Signorelli, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 11 day of June, 2021.




Notary Public

<p>Mail Deed to:</p> <p>Andrew Szocka Law Office of Andrew Szocka, P.C. 799 East Terra Cotta Avenue Crystal Lake, IL 60014</p>	<p>Mail & Send Tax Bills to:</p> <p>Taylor M. Gaffney and John Gross 1418 W. Chestnut St., Unit 3 Chicago, IL 60642</p>
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Document Prepared by:

Joel Feldman
311 North Aberdeen, Suite 300
Chicago, Illinois 60607

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File No : 21781324-IL

EXHIBIT A

The land is situated in the County of Cook, State of Illinois, as follows:

PARCEL 1: UNIT 3 IN THE 1418 WEST CHESTNUT CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 45 IN THE SOUTH 1/2 OF BLOCK 22 IN THE CANAL TRUSTEES SUBDIVISION IN THE WEST 1/2 OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0714944085, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-3 AS A LIMITED COMMON ELEMENT, AS GRANTED BY AFORESAID DECLARATION AND AS SHOWN ON PLAT OF SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

PARCEL 3: THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE S-3 AS LIMITED COMMON ELEMENT, AS GRANTED BY AFORESAID DECLARATION AND AS SHOWN ON PLAT OF SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

PARCEL 4: THE EXCLUSIVE RIGHT TO THE USE OF THE ROOF DECK AS A LIMITED COMMON ELEMENT, AS GRANTED BY AFORESAID DECLARATION, BOUNDED PURSUANT TO THE TERMS AND PROVISIONS OF PARAGRAPH 3.03 THEREIN, AND AS SHOWN ON PLAT OF SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

Commonly Known As: 1418 W. Chestnut St., Apt. 3, Chicago, IL 60642

Parcel Identification Number: 17-05-319-126-1003

ATA NATIONAL TITLE GROUP, LLC
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Vernon Hills, IL 60061
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