


# UNOFFICIAL COPY

WARRANTY DEED  
Statutory (ILLINOIS)

THIS DOCUMENT PREPARED BY:

Vasili Liosatos  
Kovitz Shifrin Nesbit  
55 West Monroe, Ste. 2445  
Chicago, Illinois 60603



\*2119345061D\*

Doc# 2119345061 Fee \$88.00

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

KAREN A. YARBROUGH  
COOK COUNTY CLERK

DATE: 07/12/2021 03:07 PM PG: 1 OF 5

FOR RECORDER'S USE ONLY

ABOVE SPACE FOR RECORDER'S USE



20 NW 71 2563 USD

THE GRANTOR(S) Anthony M. Kania and Joanne B. Kania, husband and wife, as tenants by the entirety, for and in consideration of Ten and No/100ths Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEY and WARRANT to GRANTEE, NORTH DEARBORN REALTY LLC, a Delaware limited liability company, the following described Real Estate situated in the City of Chicago, County of Cook, State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

PIN: 17-04-217-136-1033


Address of Real Estate: 1344 N. Dearborn Street, Unit 13E, Chicago, IL 60610

TO HAVE AND TO HOLD together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

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



This is not homestead property.

This instrument may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

REAL ESTATE TRANSFER TAX		28-Jun-2021
	CHICAGO:	1,447.50
	CTA:	579.00
	<b>TOTAL:</b>	<b>2,026.50</b>

17-04-217-136-1033 | 20210601676362 | 1-417-030-928

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

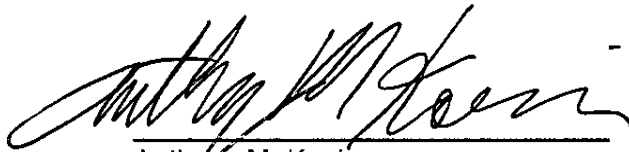
REAL ESTATE TRANSFER TAX		20-JUL-2021
	COUNTY:	96.50
	ILLINOIS:	193.00
	<b>TOTAL:</b>	<b>289.50</b>

17-04-217-136-1033 | 20210601676362 | 2-035-275-024

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IN WITNESS WHEREOF, said Grantor has caused their name to be signed to this Warranty Deed as of the day and year first above written.

Grantor:



Anthony M. Kania

STATE OF \_\_\_\_\_ )  
 COUNTY OF \_\_\_\_\_ ) SS.

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that **Anthony M. Kania**, personally known to me to be the same person whose name is subscribed to in the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

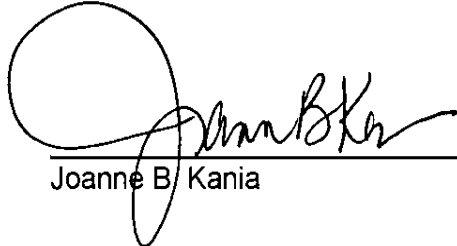
\_\_\_\_\_  
 NOTARY PUBLIC  
 My commission expires: \_\_\_\_\_

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

IN WITNESS WHEREOF, said Grantor has caused their name to be signed to this Warranty Deed as of the day and year first above written.

Grantor:

  
\_\_\_\_\_  
Joanne B. Kania

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) SS.

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that **Joanne B. Kania**, personally known to me to be the same person whose name is subscribed to in the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
NOTARY PUBLIC  
My commission expires: \_\_\_\_\_

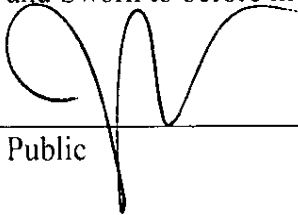
Property of Cook County Clerk's Office

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## Remote Notarization Certification

I, JOSEPH W. KUHNEN, a notary in and for the County of COOK, State of Illinois, hereby certify that while I was physically present in the state of Illinois, ANTHONY M. KANIA AND JOANNE B. KANIA (name/s of person/s), also physically present in the State of Illinois, appeared before me this day remotely, by use of communication technology which allowed the notary and the person(s) executing the document to communicate with each other simultaneously by audio-video communication, provided sufficient proof of his/her/their identity and signed the Deed (document) consisting of 4 pages, to which this Remote Notarization Certification page is attached to and made a part thereof.

Signed and Sworn to before me 5/26/2021.

  
 \_\_\_\_\_  
 Notary Public



Commission Expires:

(Seal)

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## EXHIBIT A

### LEGAL DESCRIPTION

UNIT 13B IN THE 1344 NORTH DEARBORN PRIVATE RESIDENCES CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 4 AND THE NORTH 1/2 OF LOT 5 IN THE SUBDIVISION OF BLOCK 15 (EXCEPT THE NORTH 47 10/12 FEET) IN BRONSON'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,

ALSO LOT 6 AND THE SOUTH 1/2 OF LOT 5 IN BORDEN MILLER AND WOOLFING'S SUBDIVISION OF BLOCK 15 (EXCEPT THE NORTH 47 10/12 FEET THEREOF) IN BRONSON'S ADDITION TO CHICAGO,

WHICH SURVEY IS ATTACHED AS APPENDIX "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 99936671 AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

THE LAND IS COMMONLY KNOWN AS:

1344 N. DEARBORN STREET, UNIT 13B, CHICAGO, IL 60610

MAIL AFTER RECORDING TO:

STRATEGIC PROPERTIES  
OF NORTH AMERICA LLC

ATTN: GENERAL COUNSEL  
5009 OAKTON STREET  
SKOKIE ILLINOIS 60077

MAIL TAX BILLS TO:

NORTH DEARBORN REALTY LLC

c/o STRATEGIC PROPERTIES  
OF NORTH AMERICA LLC  
5009 OAKTON STREET  
SKOKIE ILLINOIS 60077