

756764 UNOFFICIAL COPY

WARRANTY DEED (Illinois)

Citywide Title Corporation  
111 W. Washington Street  
Suite 1280  
Chicago, IL 60601

HIS DEED is made as of the 19 day of May, 2021, by and between

KATHERINE C. HALL, A SINGLE PERSON  
("Grantor," whether one or more),

and  
Schianchi

ALESSANDRA SCHIANCHI, A SINGLE PERSON



Doc# 2119506029 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/14/2021 12:00 PM PG: 1 OF 5

("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:

UNIT 3129-1 IN PALMER-KEDZIE CONDOMINIUM FORMERLY KNOWN AS PALMER-COURT CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 1, 2 AND 3 IN SUBDIVISION OF THE WEST 10 ACRES OF THE WEST 30 ACRES OF THE SOUTH 91.07 ACRES OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0020853005, AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

COMMONLY KNOWN AS: 3129 W. PALMER ST., UNIT 1, CHICAGO, IL 60647

PARCEL INDEX NUMBER (PIN): 13-36-113-086-1006 (VOL: 530)

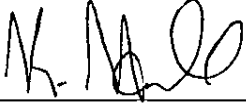
S  
P 51  
S 41  
SC  
INT JP

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 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.

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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 19 day of MAY, 2021.



KATHERINE C. HALL

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

MAIL TO:

Alessandra Schianchi  
3129 W. Palmer St, Unit 1  
Chicago, IL 60647

SEND SUBSEQUENT TAX BILLS TO: ~~ALESSANDRA SCHIANCHI~~ Schianchi  
3129 W. PALMER ST., UNIT 1, CHICAGO, IL 60647

OR

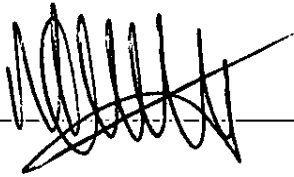
RECORDER'S OFFICE BOX NO. \_\_\_\_\_

STATE OF IL )  
                              ) SS  
COUNTY OF Lake )

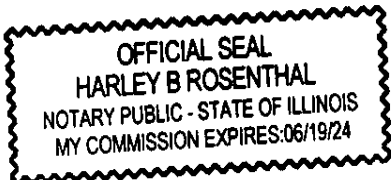
I, the undersigned, a Notary Public in and for said County and State, do hereby certify that KATHERINE C. HALL is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered said instrument as her free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 19 day of May, 2021.

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



My Commission Expires: 6.19.24



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File No: 756264

## EXHIBIT "A"

UNIT 3129-1 IN PALMER-KEDZIE CONDOMINIUM FORMERLY KNOWN AS PALMER-COURT CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 1,2 AND 3 IN SUBDIVISION OF THE WEST 10 ACRES OF THE WEST 30 ACRES OF THE SOUTH 31.07 ACRES OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0020853005, AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

*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**

16-Jun-2021



**CHICAGO:**

2,381.25

**CTA:**

952.50

**TOTAL:**

3,333.75

13-36-113-086-1006 | 20210601669804 | 0-620-197-136

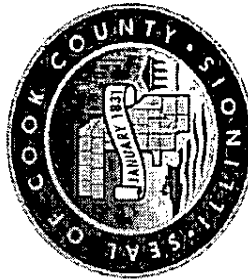
\* Total does not include any applicable penalty or interest due

Property of Cook County Clerk's Office

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REAL ESTATE TRANSFER TAX

16-Jun-2021



COUNTY:  
ILLINOIS:  
TOTAL:

158.75  
317.50  
476.25

13-36-113-086-1006

20210601669804

0-225-449-2322

Property of Cook County Clerk's Office