

UNOFFICIAL COPY

Doc# 2127828474 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/05/2021 03:39 PM Pg: 1 of 3

Dec ID 20210901687076
ST/CO Stamp 1-295-782-032 ST Tax \$805.00 CO Tax \$402.50
City Stamp 1-348-931-728 City Tax: \$8,452.50

PTZ1-74994

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTORS (NAME AND ADDRESS)

Kathryn T. Herrera and John D. Lingbeck
1327 W. Washington Boulevard, Unit 3A
Chicago IL 60607

(The Above Space for Recorder's Use Only)

THE GRANTORS Kathryn T. Herrera and John D. Lingbeck, husband and wife, of Chicago, Illinois for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to Joseph P. Sanzo and Jessica S. Sanzo, Co-Trustees of the Joseph P. Sanzo Trust dated November 16, 2015, as amended of Chicago, Illinois, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 17-08-335-028-1023 and 17-08-335-028-1040

Property Address: 1327 W. Washington Boulevard, Unit 3A, Chicago, IL 60607

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois

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

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Dated this 24th day of Sept, 2021.

Kathryn T. Herrera,

John D. Lingbeck

)
STATE OF ILLINOIS

) SS,

)
COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Kathryn T. Herrera and John D. Lingbeck personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered in the instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 24 day of Sept, 2021.

Charles Berdell
Notary Public



THIS INSTRUMENT PREPARED BY

Shane Mowery, Attorney at Law
3653 W Irving Park Rd
Chicago, IL 60618

MAIL TO:

Leo Aubel
200 S. MICHIGAN AVE
SUITE 1100
CHICAGO IL 60604

SEND SUBSEQUENT TAX BILLS TO:

Joseph P. Sanzo Trust
1327 W. Washington Boulevard, Unit 3A
Chicago, IL 60607

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EXHIBIT A LEGAL DESCRIPTION

UNIT NUMBERS 3A AND P-51 IN THE UNION PARK LOFTOMINIUM, A CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 5, 6, 7 AND 8 IN BLOCK 6 IN MCNEILL'S SUBDIVISION OF BLOCKS 6, 7 AND 8 IN WRIGHT'S ADDITION TO CHICAGO IN SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 19, 2000 AS DOCUMENT NUMBER 00363174, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS

Property of Cook County Clerk's Office