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2129945077D

WARRANTY DEED

Mail To: Terrence M. Fogarty, 161 Market Street, Willow Springs, IL 60480

Doc# 2129945077 Fee \$88.00, RHSP FEE:\$9.00 RPRF FEE: \$1.00, KAREN A. YARBROUGH, COOK COUNTY CLERK, DATE: 10/26/2021 02:13 PM PG: 1 OF 3

THE GRANTOR, PAUL B. FINEGAN, divorced and not since remarried, of the Village of Mundelein, County of Lake, State of Illinois, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid.

CONVEY and WARRANT to OLGA PALTARAK - A MARRIED WOMAN of the City of Chicago, County of Lake, State of Illinois, the following described Real Estate situated in the County of Lake, in the State of Illinois, to-wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

Subject to: general real estate taxes not due and payable; covenants, conditions and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the real estate; terms and provisions of the Declaration of Condominium/Covenants, Conditions and Restrictions ("Declaration/CCRs") and all amendments; public and utility easements including any easements established by or implied from the Declaration/CCRs or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Governing Law; installments due after the date of closing of general assessments established pursuant to the Declaration/CCRs.

PIN: 17-10-400-035-1140 and 17-10-400-035-1460
Property Address: 420 East Waterside Drive, #1303/P-138, Chicago, IL 60601

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

DATED this 14th day of October, 2021.

(Seal) Paul B. Finegan (Seal)
Paul B. Finegan

Olga Paltarak 420 East Waterside Drive, #1303, Chicago, IL 60601
Name of Grantee Address
Olga Paltarak 420 East Waterside Drive, #1303, Chicago, IL 60601
Name of Taxpayer Address

This Document Prepared By: Michael J. Boyd, 1580 S. Milwaukee Ave, #600, Libertyville, IL 60048

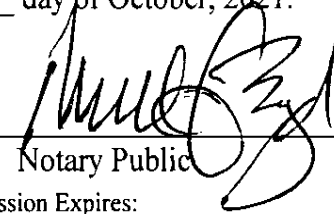
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Chicago Title

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STATE OF ILLINOIS)
) ss:
COUNTY OF LAKE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **PAUL B. FINEGAN**, divorced and not since remarried, 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, including the release and waiver of the right of homestead.

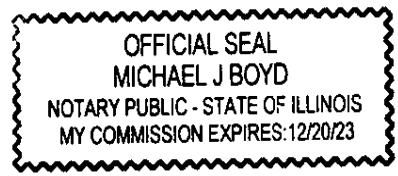
Given under my hand and notarial seal this 14th day of October, 2021.





Notary Public
Commission Expires: _____

REAL ESTATE TRANSFER TAX		25-Oct-2021
	CHICAGO:	3,300.00
	CTA:	1,320.00
	TOTAL:	4,620.00 *

17-10-400-035-1140 | 20211001609304 | 1-412-916-368
* Total does not include any applicable penalty or interest due.



REAL ESTATE TRANSFER TAX		25-Oct-2021
	COUNTY:	220.00
	ILLINOIS:	440.00
	TOTAL:	660.00

17-10-400-035-1140 | 20211001609304 | 1-938-220-176

State of Illinois
Department of Revenue
Statement of Exemption under Real Estate Transfer Tax Act

I, hereby declare that this deed represents a transaction exempt under provisions of Paragraph _____, Section 31-45, of the Real Estate Transfer Tax Law 35ILCS 200.

Dated this _____ day of _____, 20_____.

Buyer-Seller or their Representative

This conveyance must contain the name and address of the grantee. (Ch. 34:3-5026), name and address for tax billing, (Ch. 34:3-5020) and name and address of person preparing the instrument. (34:3-5022)

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LEGAL DESCRIPTION

PARCEL 1: UNIT 1303 AND PARKING SPACE UNIT P-138, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-109, A LIMITED COMMON ELEMENT IN THE REGATTA CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCELS OF REAL ESTATE:

LOT 6 AND THE EAST 20 OF LOT 5 IN LAKESHORE EAST SUBDIVISION OF PART OF THE UNSUBDIVIDED LANDS LYING EAST OF AND ADJOINING FORT DEARBORN ADDITION TO CHICAGO, SAID ADDITION BEING IN THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 4, 2003 AS DOCUMENT 0030301045, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED AUGUST 15, 2006 AS DOCUMENT NUMBER 0622717054, AS AMENDED FROM TIME TO TIME, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1, INCLUDING EASEMENTS FOR ACCESS TO IMPROVEMENTS BEING CONSTRUCTED OVER TEMPORARY CONSTRUCTION EASEMENT AREAS, FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS ON, OVER, THROUGH AND ACROSS THE STREETS AND TO UTILIZE THE UTILITIES AND UTILITY EASEMENTS, ALL AS MORE PARTICULARLY DEFINED, DESCRIBED AND CREATED BY DECLARATION OF COVENANTS, CONDITION, RESTRICTIONS AND EASEMENTS FOR LAKE SHORE EAST MADE BY AND BETWEEN LAKESHORE EAST LLC, LAKESHORE EAST PARCEL P, LLC AND ASN LAKESHORE EAST LLC DATED AS OF JUNE 26, 2002 AND RECORDED JULY 2, 2002 AS DOCUMENT 0020732020, AS AMENDED FROM TIME TO TIME.

PARCEL 3: NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE DECLARATION OF EASEMENTS, RESERVATIONS, COVENANTS AND RESTRICTIONS RECORDED AUGUST 15, 2006 AS DOCUMENT NUMBER 0622717054 FOR SUPPORT, COMMON WALLS, CEILINGS AND FLOORS, EQUIPMENT AND UTILITIES, INGRESS AND EGRESS, MAINTENANCE AND ENCROACHMENTS, OVER THE LAND DESCRIBED THEREIN.

Commonly known as: 420 E. Waterside Dr, #1303/P-138, Chicago, IL 60601

PIN: 17-10-400-035-1140 and 17-10-400-035-1460