

410649556 1/2

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WARRANTY DEED



GIT

Doc# 2201115024 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/11/2022 10:54 AM PG: 1 OF 2

THE GRANTOR, FRANCONIA REAL ESTATE SERVICES, INC., a Virginia corporation and duly authorized to transact business in the State of Illinois, for and in consideration of TEN AND NO/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEYS and WARRANTS to

DAVID ROSEN, *UNMARRIED MAN*
3160 North Lincoln Ave., #405
Chicago, Illinois 60657

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

PARCEL 1: UNIT 5F TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 1937 W. DIVERSEY CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0809116033, AS AMENDED, IN THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE NO. P-16, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS

SUBJECT TO: 2021 and subsequent years real estate taxes.
Covenants, conditions and restrictions of record.

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

P.I.N.: 14-30-402-068-1024

Commonly known as: 1937 West Diversey Parkway, Unit 5F, Chicago, Illinois
60614

Dated this 10th day of September, 2021.

Prepared by: Michael S. Jacobs, Attorney at Law
3701 Algonquin Road, Suite 1070, Rolling Meadows, IL 60008

Mail to: Scott Hodes, Attorney at Law
180 ~~180~~ N. LaSalle Blvd., Chicago, IL 60601

#3700

Send tax bills to: David Rosen 1937 W. Diversey Pky., #5F, Chicago, IL
60614

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IN WITNESS WHEREOF, said grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Special Assistant Vice President, and attested by its Special Assistant Corporate Secretary this 10th day of September 2021

FRANCONIA REAL ESTATE SERVICES, INC.

BY: Lisa Brookfield
Its: Special Assistant Vice President

Attest: Kathleen Shea Spe Asst. Corp Sect.
Its: Special Assistant Corporate Secretary

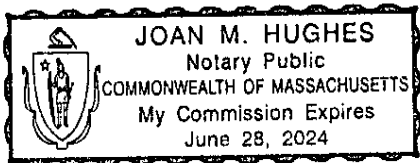
STATE OF Ma)
COUNTY OF Plymouth) SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Lisa Brookfield, personally known to me to be the Special Assistant Vice President of **FRANCONIA REAL ESTATE SERVICES, INC.**, and Kathleen Shea, Special Assistant Corporate Secretary of said corporation, and 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 the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal this 10 day of Sept. 2021.

(notary seal)

Joan M. Hughes
Notary Public



REAL ESTATE TRANSFER TAX		06-Jan-2022
COUNTY:		232.50
ILLINOIS:		465.00
TOTAL:		697.50

14-30-402-068-1024 | 20210901673393 | 0-912-598-672

REAL ESTATE TRANSFER TAX		06-Jan-2022
CHICAGO:		3,487.50
CTA:		1,395.00
TOTAL:		4,882.50 *

14-30-402-068-1024 | 20210901673393 | 0-375-727-760
* Total does not include any applicable penalty or interest due.