

UNOFFICIAL COPY

WARRANTY DEED Illinois Statutory

Doc#: 2205317180 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/22/2022 02:58 PM Pg: 1 of 2

Dec ID 20220201623244
ST/CO Stamp 1-239-665-040 ST Tax \$270.00 CO Tax \$135.00
City Stamp 1-910-753-680 City Tax: \$2,835.00

Mail to:

John O. Ruvolo
4239 W. Lorain St
Chicago IL 60629

Name & Address of Taxpayers:

Joseph + Mary Ferro
3239 S. Parnell Avenue
Chicago IL 60616

RECORDED STAMP

THE GRANTOR, SA ESTATE HOLDINGS LLC, an Illinois Limited Liability Company, and in consideration of TEN DOLLARS (\$10.00), and other good and valuable considerations in hand paid, does hereby CONVEY and WARRANT to the GRANTEE, JOSEPH A. FERRO AND MARY F. FERRO, husband and wife, of 3239 S Parnell Ave, Chicago, IL 60616, not as Tenants in Common or Tenants by the Entirety, but as Joint Tenants with Right of Survivorship[, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

Legal Description:

PARCEL 1: UNITS 1703 AND P-264 IN THE PLAZA 440 PRIVATE RESIDENCES AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF BLOCK 12 IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS APPENDIX "B" TO THE DECLARATION OF CONDOMINIUM RECORDED JANUARY 13, 2005 AS DOCUMENT 0501339142, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS FOR INGRESS, EGRESS, USE AND ENJOYMENT FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN AND CREATED BY RECIPROCAL EASEMENT AGREEMENT RECORDED AS DOCUMENT 89572741 AS AMENDED BY DOCUMENT 93070550, AND SUB-DECLARATION RECORDED AS DOCUMENT 0501339141.

P.I.N.: 17-10-127-019-1352 (Unit 1703) and 17-10-127-019-1661 (P-264)

Commonly Known Address: 440 N Wabash Ave, Unit 1703, Chicago, IL 60611

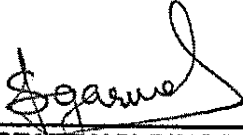
Subject to: covenants, conditions and restrictions of record; private, public and utility easements; and general real estate taxes for the year 2020 and subsequent years.

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

22147032
Old Republic Title
9601 Southwest Highway
Oak Lawn, IL 60453

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Dated this 5th day of February, 2022.

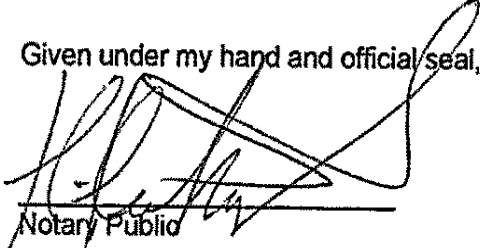
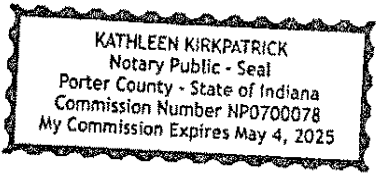


SA ESTATE HOLDINGS LLC by
Swati Agarwal, Managing Member

State of Indiana)
County of Porter) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Swati Agarwal, Managing Member of SA ESTATE HOLDINGS LLC, personally known to be the same persons whose names subscribed to me the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said 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 official seal, this 5th day of February, 2022.


Notary Public

REAL ESTATE TRANSFER TAX		10-FEB-2022
COUNTY:		135.00
ILLINOIS:		270.00
TOTAL:		405.00
17-10-127-019-1352 20220201623244 1-239-665-040		

REAL ESTATE TRANSFER TAX		10-FEB-2022
CHICAGO:		2,025.00
CTA:		810.00
TOTAL:		2,835.00
17-10-127-019-1352 20220201623244 1-910-753-680		

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

This instrument was prepared by:
Artur Zadrozny, Zadrozny Law Firm LLC, 636 S River Rd, Suite 100-G, Des Plaines, IL 60016