

75688

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WARRANTY DEED (Illinois)

THIS DEED is made as of the 4 day of June, 2021, by and between

ROCSANA OANA RADU, A SINGLE PERSON
("Grantor," whether one or more),

and

LTNN
MEGAN DEMARCO, A SINGLE PERSON
445 W. WELLINGTON AVE., UNIT 4G
CHICAGO, IL 60657

("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 NO. 6040-1, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE GLENWOOD MANOR CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 92800718, AS AMENDED FROM TIME TO TIME, IN THE EAST FRACTIONAL HALF OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 6040 N. KENMORE AVE., UNIT 1, CHICAGO, IL 60660

PARCEL INDEX NUMBER (PIN): 14-05-213-033-1007 (VOL: 472)

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.



Doc# 2209613062 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/06/2022 01:11 PM PG: 1 OF 5

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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 4 day of June, 2021.

Rodu
ROCSANA OANA RADU

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

MAIL TO: _____

SEND SUBSEQUENT TAX BILLS TO: .Lynn
MEGAN DEMARCO
6040 N. KENMORE AVE., UNIT 1, CHICAGO, IL 60660

OR RECORDER'S OFFICE BOX NO. _____

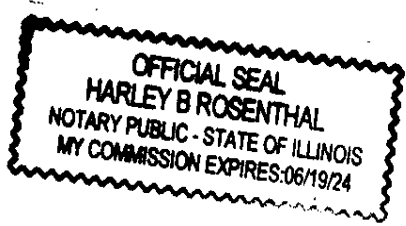
STATE OF IL)
COUNTY OF Lake) SS

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that ROCSANA OANA RADU 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 4 day of June, 2021.

Notary Public [Signature]

My Commission Expires: 6-19-24



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File No: 756821

EXHIBIT "A"

UNIT NO. 6040-1, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE GLENMOOR MANOR CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 92800718, AS AMENDED FROM TIME TO TIME, IN THE EAST FRACTIONAL HALF OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 W. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

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RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

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.

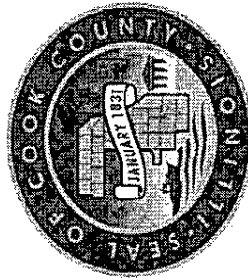
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REAL ESTATE TRANSFER TAX

15-Jul-2021



COUNTY:
ILLINOIS:
TOTAL:

115.00
230.00
345.00

14-05-213-033-1007

20210701693578

1-508-926-224

Property of Cook County Clerk's Office

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REAL ESTATE TRANSFER TAX

15-Jul-2021



CHICAGO:

1,725.00

CTA:

690.00

TOTAL:

2,415.00*

14-05-213-033-1007 | 20210701693578 | 0-297-837-328

* Total does not include any applicable penalty or interest due

Property of Cook County Clerk's Office