

UNOFFICIAL COPY

Doc#: 2211804390 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/28/2022 01:19 PM Pg: 1 of 5

Warranty Deed

ILLINOIS

Dec ID 20220401683302
ST/CO Stamp 1-167-533-968 ST Tax \$101.50 CO Tax \$50.75
City Stamp 1-687-930-768 City Tax: \$1,065.75

FIDELITY NATIONAL TITLE
OC22007674

Above Space for Recorder's Use Only

THE GRANTOR(s) Virginia Steriu, as a single person of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(s) and WARRANT(s) to (Name and Address of Grantee-s) Neal R. Ratner and Donna C. Ratner, husband and wife as joint tenants with right of survivorship of Morton Grove, Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois to wit: (See page 2 for legal description attached here to and made part here of.), hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes for 2021 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 14-08-203-017-1273

Address(es) of Real Estate: 5415 N. Sheridan Rd., Unit 2307
Chicago, IL 60640

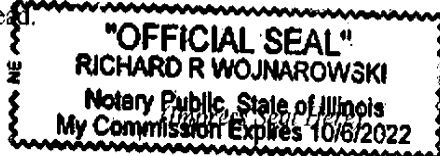
The date of this deed of conveyance is

April 22, 2022

Virginia Steriu

State of Illinois, County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Virginia Steriu, a single person, personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she(they) signed, sealed and delivered the said instrument as his/her(they) 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 on 4-22-2022

(My Commission Expires _____)

Notary Public

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LEGAL DESCRIPTION

For the premises commonly known as:
5415 N. Sheridan Rd., Unit 2307
Chicago, IL 60640

Legal Description:

Property of Cook County Clerk's Office

GRANTEE'S ADDRESS

This instrument was prepared by Richard R. Wojnarowski 11212 S. Harlem, Worth, IL 60482	Send subsequent tax bills to: x Neal and Donna Ratner x 7529 Wilson Terrace x Morton Grove, IL 60053	Recorder-mail recorded document to: x Neal and Donna Ratner x 7529 Wilson Terrace x Morton Grove, IL 60053 Page 2
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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

26-Apr-2022



CHICAGO:	761.25
CTA:	304.50
TOTAL:	1,065.75 *

14-08-203-017-1273 | 20220401683302 | 1-687-930-768

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

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

26-Apr-2022



14-08-203-017-1273

20220401683302

1-167-533-968

COUNTY:	50.75
ILLINOIS:	101.50
TOTAL:	152.25

UNOFFICIAL COPY**EXHIBIT "A"****Legal Description**

UNIT NUMBER 2307 IN PARK TOWER CONDOMINIUM AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: THAT PART OF THE EAST FRACTIONAL HALF OF THE NORTH EAST 1/4 OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE WEST BOUNDARY LINE OF LINCOLN PARK, AS ESTABLISHED BY DECREE ENTERED JULY 6, 1908 IN CASE 285574 CIRCUIT COURT AS SHOWN ON PLAT RECORDED JULY 9, 1908 AS DOCUMENT NUMBER 4229498 AND SOUTH OF A LINE THAT IS DRAWN AT RIGHT ANGLES TO THE EAST LINE OF SHERIDAN ROAD, THROUGH A POINT IN SAID EAST LINE THAT IS 1090 FEET SOUTH OF THE NORTH LINE OF SAID EAST FRACTIONAL HALF OF THE NORTH EAST 1/4 AND NORTH OF THE FOLLOWING DESCRIBED LINE BEGINNING AT A POINT IN SAID EAST LINE OF SHERIDAN ROAD, THAT IS 1406.50 FEET SOUTH OF THE SAID NORTH LINE OF THE EAST FRACTIONAL HALF OF THE NORTH EAST 1/4; THENCE EAST AT RIGHT ANGLES TO THE SAID EAST LINE 208.08 FEET; THENCE NORTH AT RIGHT ANGLES TO THE LAST COURSE, 60 FEET; THENCE EAST AT RIGHT ANGLES TO THE LAST COURSE, 88.01 FEET TO THE SAID WEST BOUNDARY OF LINCOLN PARK (EXCEPT THE WEST 47 FEET OF SAID EAST FRACTIONAL HALF OF THE NORTH EAST 1/4 CONDEMNED AS PART OF SHERIDAN ROAD) ALL OF THE ABOVE SITUATED IN COOK COUNTY, ILLINOIS; WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT 'D' TO DECLARATION OF CONDOMINIUM MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, NOT PERSONALLY, BUT AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 17, 1971 KNOWN AS TRUST NUMBER 27802 AND RECORDED AS DOCUMENT NUMBER 24874698, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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