

764940 1/2

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WARRANTY DEED (Illinois)

THIS DEED is made as of the 9 day of May, 2022, by and between

Doc# 2216542004 Fee \$88.00  
RHSP FEE:\$9.00 RPRF FEE: \$1.00  
KAREN A. YARBROUGH  
COOK COUNTY CLERK  
DATE: 06/14/2022 09:30 AM PG: 1 OF 5

DEREK ZETLIN and RENEE ZETLIN, managers of ZETLIN CAPITAL, LLC, an Illinois dissolved Limited Liability Company

("Grantor," whether one or more),

OLIVER and

SAMUEL STAPLETON, A SINGLE PERSON, AS SOLE OWNERSHIP  
343 W. WOLF POINT PLACE #2610  
CHICAGO, IL 60654

("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,

UNIT R-3 TOGETHER WITH THE EXCLUSIVE USE OF PARKING SPACE P-R-3, A LIMITED COMMON ELEMENT, IN 1939 WEST DIVISION CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED LAND TO WIT: PARTS OF LOT 9 IN W.W.E. HATTERMAN'S SUBDIVISION OF LOTS 3 AND 4 AND THE VACATED ALLEY IN BLOCK 2 IN THE SUPERIOR COURT PARTITION OF BLOCKS 2,4,7 AND THE WEST 1/2 OF BLOCK 3 AND THE SOUTH 1/2 OF BLOCK 8 IN COCHRAN AND OTHER S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED JANUARY 17, 2002 AS DOCUMENT 0020074656 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY, ALL IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1939 W. DIVISION ST, UNIT R3, CHICAGO, IL 60622

PARCEL INDEX NUMBER (PIN): 17-06-400-057-1002 (VOL: 585)

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.

Citywide Title Corporation  
111 W. Washington Street  
Suite 1280  
Chicago IL 60602

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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 2021 and subsequent years.

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 9 day of May, 2022.

DEREK ZETLIN and RENEE ZETLIN, managers of ZETLIN CAPITAL, LLC,  
an Illinois dissolved Limited Liability Company

  
DEREK ZETLIN, ITS MANAGER

  
RENEE ZETLIN, ITS MANAGER

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

MAIL TO: Sam Stapleton  
333 N Lake Rd 603, Oconomowoc, WI 53066

SEND SUBSEQUENT TAX BILLS TO: SAMUEL STAPLETON  
1939 W. DIVISION ST, UNIT R3, CHICAGO, IL 60622

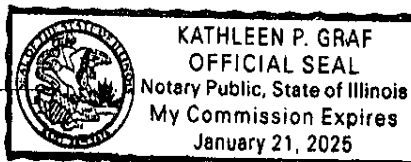
OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

State of IL )  
County of Kane ) SS

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that DEREK ZETLIN and RENEE ZETLIN, managers of ZETLIN CAPITAL, LLC, an Illinois dissolved Limited Liability Company, are 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 said instrument as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 9th day of May, 2022.

Notary Public 



My Commission Expires: \_\_\_\_\_

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File No: 764940

## EXHIBIT "A"

UNIT R-3 TOGETHER WITH THE EXCLUSIVE USE OF PARKING SPACE P-R-3, A LIMITED COMMON ELEMENT, IN 1939 WEST DIVISION CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED LAND TO WIT: PARTS OF LOT 9 IN W.W.E. HATTERMAN'S SUBDIVISION OF LOTS 3 AND 4 AND THE VACATED ALLEY IN BLOCK 2 IN THE SUPERIOR COURT PARTITION OF BLOCKS 2,4,7 AND THE WEST 1/2 OF BLOCK 3 AND THE SOUTH 1/2 OF BLOCK 8 IN COCHRAN AND OTHER S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED JANUARY 17, 2002 AS DOCUMENT 0020074656 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY, ALL IN COOK COUNTY, ILLINOIS.

Pin: 17-06-400-057-1002

*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**

08-Jun-2022



**CHICAGO:**

3,750.00

**CTA:**

1,500.00

**TOTAL:**

5,250.00

17-06-400-057-1002 | 20220601641009 | 0-484-184-144

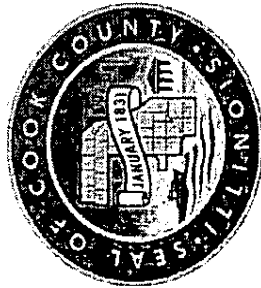
\* Total does not include any applicable penalty or interest due

Property of County Clerk's Office

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**REAL ESTATE TRANSFER TAX**

08-Jun-2022



**COUNTY:**  
**ILLINOIS:**  
**TOTAL:**

250.00  
500.00  
750.00

17-06-400-057-1002

20220601641009

0-860-033-104

Property of Cook County Clerk's Office