

#765461

UNOFFICIAL COPY

WARRANTY DEED (Illinois)



221654605610

THIS DEED is made as of the ____ day of _____, 2022, by and between

Doc# 2216546056 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/14/2022 01:30 PM PG: 1 OF 6

ANNE M. GOLTERMAN AND ROBERT J. GOLTERMAN AS TRUSTEES OF THE ANNE M. AND ROBERT J. GOLTERMAN LIVING TRUST U/I DATED MAY 4, 2017

("Grantor," whether one or more),

and

KYLE KAUSS AND CAITLIN DALY, Husband AND Wife, TENANTS BY THE ENTIRETY, ("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 2722-2 IN 2722-2730 PINE GROVE CONDOMINIUM AS DELINEATED ON A SURVEY IN ANDREWS SPAFFORD AND COLEHOURS SUBDIVISION OF BLOCKS 1 AND 2 IN OUTLOT "A" OF WRIGHTWOOD, A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 24533512 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 2722 N. PINE GROVE AVE., UNIT 2, CHICAGO, IL 60614 PARCEL INDEX NUMBER (PIN): 14-28-309-030-1002

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 2021 and subsequent years.

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

Property of Cook County Clerk's Office

UNOFFICIAL COPY

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 24th day of May, 2022.

Anne M. Golterman
ANNE M. GOLTERMAN, AS TRUSTEE

Robert J. Golterman
ROBERT J. GOLTERMAN, AS TRUSTEE

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

MAIL TO: Edward J. Witas, 1375 E. Woodfield Road, Suite 510
Schaumburg, Illinois 60173

SEND SUBSEQUENT TAX BILLS TO: KYLE KAUSS & CAITLIN DALY
2722 N. PINE GROVE AVE., UNIT 2, CHICAGO, IL 60614

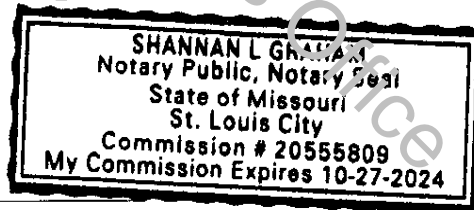
OR RECORDER'S OFFICE BOX NO. _____

State of Missouri)
County of St. Louis) SS

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that ~~ANNE M. GOLTERMAN AND ROBERT J. GOLTERMAN AS TRUSTEES OF THE ANNE M. AND ROBERT J. GOLTERMAN LIVING TRUST U/I DATED MAY 4, 2017~~, 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 24 day of May, 2022.

Notary Public Shannon Graham



My Commission Expires: _____

UNOFFICIAL COPY

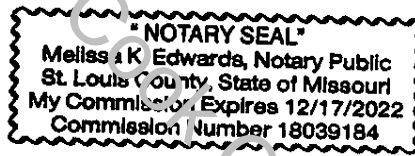
State of Missouri)
) SS
County of St. Louis)

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that ANNE M. GOLTERMAN, as TRUSTEE OF THE ANNE M. AND ROBERT J. GOLTERMAN LIVING TRUST U/I DATED MAY 4, 2017, 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 26th day of May, 2022.

Notary Public Melissa K. Edwards

My Commission Expires: December 17, 2022



Property of County Clerk's Office

UNOFFICIAL COPY

File No: 765461

EXHIBIT "A"

UNIT 2722-2 IN 2722-2730 PINE GROVE CONDOMINIUM AS DELINEATED ON A SURVEY IN ANDREWS SPAFFORD AND COLEHOURS SUBDIVISION OF BLOCKS 1 AND 2 IN OUTLOT "A" OF WRIGHTWOOD, A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 24533512 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Pin. 11-28-309-030-1002

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.

Copyright 2006-2016 American Land Title Association. All rights reserved.
The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited.
Reprinted under license from the American Land Title Association.



UNOFFICIAL COPY

REAL ESTATE TRANSFER TAX

13-Jun-2022



CHICAGO:

2,700.00

CYA:

1,080.00

TOTAL:

3,780.00

14-28-309-030-1002 | 20220601643929

1-564-291-152

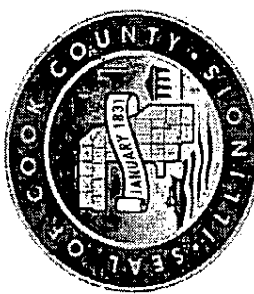
* Total does not include any applicable penalty or interest due

Property of County Clerk's Office

UNOFFICIAL COPY

REAL ESTATE TRANSFER TAX

13-Jun-2022



COUNTY:
ILLINOIS:
TOTAL:

180.00
360.00
540.00

14-28-309-030-1002

20220601643929

0-570-241-104

Property of Cook County Clerk's Office