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THIS DOCUMENT WAS
PREPARED BY:

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Doc# 2218234059 Fee \$58.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/01/2022 12:02 PM PG: 1 OF 4

Property of Cook County Clerk's Office

WARRANTY DEED

THIS INDENTURE is made as of this 28 day of June, 2022 by and between **Peter S. Zimmer, married to William Sidney Horton III**, of the City of Chicago, State of Illinois ("Grantor"), and **Peter Broitman and Amy Broitman, as tenants by the entirety**, of the City of Chicago, State of Illinois (collectively, the "Grantees").

WITNESSETH, that Grantor, for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, to it in hand paid by Grantees, the receipt of which is hereby acknowledged, does by these presents CONVEYS AND WARRANTS unto Grantees, all interest in the following described real estate situated in the County of Cook, in the State of Illinois to wit:

See **Exhibit A** attached hereto

SUBJECT TO: General real estate taxes not yet due and payable at the time of closing; covenants, conditions and restrictions of record; building lines and easements, if any; and public and utility easements.

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


Permanent Real Estate Tax Number: 14-05-112-037-1003
Address of Real Estate: 1346 West Granville Ave, Unit 3, Chicago, IL 60660


SIGNATURE PAGE FOLLOWS



Chicago Title 22656254554217 1071 SHS


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IN WITNESS WHEREOF, Grantors aforesaid have signed and sealed this Deed this 27th day of June, 2022.


Peter S. Zimmer


William Sidney Horton III, solely for the purpose of releasing homestead rights

REAL ESTATE TRANSFER TAX		30-Jun-2022
		COUNTY: 220.00
		ILLINOIS: 440.00
		TOTAL: 660.00
14-05-112-037-1003 20220601660621 1-779-185-744		

REAL ESTATE TRANSFER TAX		30-Jun-2022
		CHICAGO: 3,300.00
		CTA: 1,320.00
		TOTAL: 4,620.00 *
14-05-112-037-1003 20220601660621 0-705-443-920		
* Total does not include any applicable penalty or interest due.		

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State of ILLINOIS)
) ss
County of COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Peter S. Zimmer, 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 he signed, sealed and delivered this said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

DKB
AND WILLIAM SIDNEY HORTON III

GIVEN under my hand and official seal, this 27th day of June, 2022.

Doris Kay Brubaker

Notary Public

Commission expires:

Send Subsequent Tax Bills To:

AMY E PETER BIZOTMAN
1346 W. GIZANVILLE AVE #3
CHICAGO, IL 60660



After Recording Return To:

AMY E PETER BIZOTMAN
1346 W. GIZANVILLE AVE
CHICAGO, IL #3
60660

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EXHIBIT A

Legal Description

PARCEL 1:

UNIT NO. 3 (3RD FLOOR) IN 1346 W GRANVILLE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 50 IN JOHN W YOUNG'S GRAND AVENUE ADDITION TO CHICAGO IN SECTION 5, 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 NO. 95704985 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE G-3, STORAGE SPACE S-3 AND OPEN FRAMED PORCH P-3, ALL LIMITED COMMON ELEMENTS, AS DEFINED AND SET FORTH IN SAID DECLARATION RECORDED AS DOCUMENT NO. 95704985.

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