

# UNOFFICIAL COPY

Doc#: 2221619092 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 08/04/2022 01:39 PM Pg: 1 of 3

**MAIL TO:**

Alexander R. Domanskis  
BODELL & DOMANSKIS, LLC  
1 N. Franklin St., Suite 1200  
Chicago, Illinois 60606

**SEND SUBSEQUENT TAX BILLS TO:**

Justina Zakarauskas  
3100 N. Lake Shore Drive, Unit 1705,  
Chicago, IL 60657

First American Title  
File #3142427 Accom

Accommodation recording only;  
document not reviewed and  
no insurance provided

Dec ID 20220701680717  
ST/CO Stamp 0-693-191-248  
City Stamp 1-299-595-856

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE ONLY

## SPECIAL WARRANTY DEED

THE GRANTOR, **Vladas Zakarauskas**, a married man, of 18674 Macarthur Dr., Oakbrook Terrace, IL 60181 for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, GRANTS, BARGAINS and CONVEYS to **Justina Zakarauskas**, of 3100 N. Lake Shore Drive, Unit 170, Chicago, IL 60657 ("GRANTEE"), the following described real estate (the "*Real Estate*") situated in the County of Cook and State of Illinois, to wit:

\*

**MERIDIAN, IN COOK COUNTY, ILLINOIS. UNIT 1705 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 3100 LAKE SHOR DRIVE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 24999699, AS AMENDED, IN THE EAST ½ OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL \***

**Permanent Index Number (PIN): 14-28-201-015-1088**

**Address of Real Estate: 3100 North Lake Shore Drive, Unit 1705, Chicago, IL 60657**

Subject only to the following permitted exceptions, provided none of which shall materially restrict the reasonable use of the premises as zoned; (a) general real estate taxes not yet due and payable; (b) building lines and easements, if any; (c) covenants, conditions, and restrictions of record, so long as they do not interfere with the current use and enjoyment of the property. This is not the homestead property for the Grantor, Vladas Zakarauskas.

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Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the said Grantor either in law or equity, of, in and to the above-described premises, with the hereditaments and appurtenances.

And the Grantor does covenant, promise and agree, to and with the Grantee, her heirs and assigns, that she 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 Grantor will warrant and defend the premises against all [persons lawfully claiming by, through or under the Grantor.

DATED this 14<sup>th</sup> day of July, 2022.

*V. Zakarauskas*  
Vladas Zakarauskas

STATE of ILLINOIS )  
  ) SS:  
COUNTY of COOK        )

The undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that **Vladas Zakarauskas**, 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 said instrument as his free and voluntary act, for the uses and purposes therein set forth.

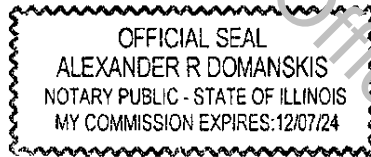
GIVEN UNDER MY HAND AND OFFICIAL SEAL, this 14<sup>th</sup> day of July, 2022.

*Alex R Domanskis*  
Notary Public

Exempt from tax under 35 ILCS 200/31-45(e).

*Alex R Domanskis*  
Attorney for Grantee

Date: July 14, 2022



This document prepared by:

Alexander R. Domanskis  
BODELL & DOMANSKIS, LLC  
1 North Franklin Street, #1200  
Chicago, Illinois 60606

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## STATEMENT BY GRANTOR AND GRANTEE

The GRANTOR or his/her agent affirms that, to the best of his/her knowledge, the name of the GRANTEE shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

*Alexander R. Domanskis*

Alexander R. Domanskis, Agent

Dated: July 14, 2022

Subscribed and sworn to before me by the said Grantor or Agent this 14<sup>th</sup> day of July, 2022.



Notary Public:

*Madelyn K Chromy*

\*\*\*\*\*

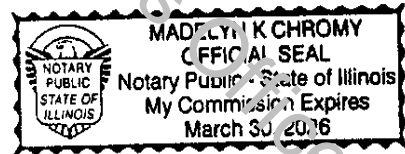
The GRANTEE or his/her agent affirms and verifies that the name of the GRANTEE shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

*Alexander R. Domanskis*

Alexander R. Domanskis, Agent

Dated: July 14, 2022

Subscribed and sworn to before me by the said Grantor or Agent this 14th day of July, 2022.



Notary Public:

*Madelyn K Chromy*

Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and a Class A misdemeanor for subsequent offenses.

[Attach to Deed or ABI to be recorded in Cook County, if exempt under the provisions of Section 4 of Illinois Real Estate Transfer Tax Act.]