

# UNOFFICIAL COPY

Doc#: 2231855093 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 11/14/2022 01:34 PM Pg: 1 of 3

Dec ID 20221001667830  
ST/CO Stamp 0-808-982-864 ST Tax \$195.00 CO Tax \$97.50  
City Stamp 1-345-853-776 City Tax: \$2,047.50

## WARRANTY DEED ILLINOIS STATUTORY

FD-22-1182 Cook 192

THE GRANTOR  
MICHAEL EPSTEIN AND  
MARINA EPSTEIN,  
husband and wife, for and in  
consideration of TEN AND  
00/100 DOLLARS (\$10.00),  
and other good and valuable  
considerations in hand paid,  
CONVEYS AND WARRANTS to JULIA PONTELI COSTA OSORIO,  
an unmarried person, of 3450 North Lakeshore Drive, Unit 408,  
Chicago, Illinois 60637, the following described real estate situated in the  
County of Cook, in the State of Illinois, to wit:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A  
PART HEREOF

Also known as street number

1560 North Sandburg Terrace  
APT 3509  
Chicago, Illinois 60610

Permanent Index Number:

17-04-207-087-1352

SUBJECT TO: Covenants, conditions and restrictions of record, and public utility easements and roads and highways, general taxes for the year 2021 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year (s).

Hereby releasing and waiving all rights under and by virtue of the

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## Legal Description

Unit No. 3509J In Carl Sandburg Village Condominium Unit No.7, as delineated on a survey of the following described real estate:

Lot 1 (Except the North 85.05 feet and the East 30.00 feet thereof ), Lot 2 (Except the South 56.30 feet of the West 175.50 Feet Thereof), Lot 3 and that portion of Germania Place Lying West of the West Line of the Said East 30.00 feet of Lot 1 Extended South to the North Line of said Lot 2, all in Chicago Land Clearance Commission No. 3, Being a consolidation of Lots and parts of Lots and vacated alleys in Bronson's Addition to Chicago and Certain resubdivisions, all in the Northeast 1/4 of Section 4, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document 25382049 and filed as Document LR3179558, Together with its undivided percentage interest in the common elements.

Tax ID # 17-04-217-187-1352

Property of Cook County Clerk's Office

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Homestead Exemption Laws of the State of Illinois.

Dated this 25<sup>th</sup> day of October, 2022

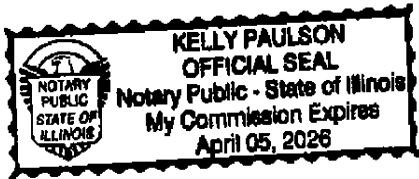
*M. Epstein*  
MICHAEL EPSTEIN

*M. Epstein*  
MARINA EPSTEIN

STATE OF Illinois,  
COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT MICHAEL EPSTEIN AND MARINA EPSTEIN, husband and wife, 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 the said instrument as their 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, this 25<sup>th</sup> day of October, 2022



*Kelly Paulson* (Notary Public)

After Recording, Please Send to:

Send Subsequent Tax Bills To:

~~Ryan Crotty~~ JULIA PONTELI COSTA OSORIO  
~~150 North Michigan~~ 1560 NORTH SANDBURG TER  
~~28<sup>th</sup> Floor~~ APT 3509  
~~Chicago, Illinois 60601~~ CHICAGO, IL, 60610

JULIA PONTELI COSTA OSORIO  
1560 North Sandburg Terrace  
APT. 3509  
Chicago, Illinois 60610

Deed prepared by: KAREN M. PATTERSON, 2400 RAVINE WAY, SUITE 200, GLENVIEW, ILLINOIS 60025

REAL ESTATE TRANSFER TAX	07-Nov-202
COUNTY:	97.5
ILLINOIS:	195.0
TOTAL:	292.5

REAL ESTATE TRANSFER TAX	07-NOV-2022
CHICAGO:	1,462.50
CTA:	585.00
TOTAL:	2,047.50 *

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