

# UNOFFICIAL COPY

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Karen A. Yarbrough  
Cook County Clerk  
Date: 11/21/2022 10:17 AM Pg: 1 of 3

Dec ID 20221101693725  
ST/CO Stamp 1-393-493-328 ST Tax \$345.00 CO Tax \$172.50  
City Stamp 0-319-751-504 City Tax: \$3,622.50

THIS INSTRUMENT WAS  
PREPARED BY:  
Law Offices of Cambi L. Cann, P.C.  
22 W. Washington, Suite 1500  
Chicago, Illinois 60603

*Above Space for Recorder Use Only*

## WARRANTY DEED

THIS WARRANTY DEED is made as of this 17<sup>th</sup> day of November 2022 by **BENJAMIN ZIMMERMAN**, an unmarried man, AND **ERICA JOHNSON**, an unmarried woman (collectively, "Grantor"), having an address of 2023 N. California Avenue, Unit A3, Chicago, Illinois 60647, to **MYTHRI ANUMULA**, a SINGLE WOMAN ("Grantee"), having an address of \_\_\_\_\_.

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, by this presents does ~~\*REMISE, RELEASE, ALIEN AND CONVEY~~ unto the Grantee, its successors and assigns, FOREVER, all the land, situated in the City of Chicago, County of Cook, State of Illinois legally described on "Exhibit A" attached hereto (hereinafter referred to as the "Premises"): **\* WARRANTY AND**

### SEE EXHIBIT A, ATTACHED HERETO

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 Grantor, either in law or equity, of, in and to the Premises, with the hereditaments and appurtenances:

**TO HAVE AND TO HOLD** the Premises as above described, with the appurtenances, unto the Grantee, its successors and assigns, that during the period that Grantor has owned title to the Premises, it has not done or suffered to be done anything whereby the Premises hereby granted are, or may be, in any manner encumbered or charged, except the following Title Exceptions: covenants, conditions and restrictions of record which do not adversely affect the use of the Premises as a condominium residence; public and utility easements of record which do not underlie the improvements on the Premises and which are not violated thereby; and general and for tax years 2021 2<sup>nd</sup> installment and subsequent years which are not yet due and payable.

*[Signature Page, Notary and Legal Description Follows]*

ATA / GMT Title Agency  
85 W. Algonquin Road, Suite 120  
Arlington Heights, IL 60005  
File # 22857155-IL

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IN WITNESS WHEREOF, said Grantor has caused its name to be signed to this Special Warranty Deed the day and year first above written.

**GRANTORS:**

  
\_\_\_\_\_  
BENJAMIN ZIMMERMAN

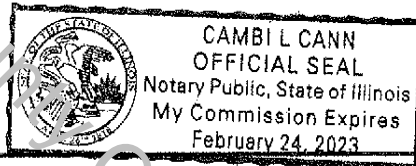
  
\_\_\_\_\_  
ERICA JOHNSON

STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that **BENJAMIN ZIMMERMAN**, personally known to me to be the same person whose name is subscribed to in the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this 17<sup>th</sup> day of November, 2022.

\_\_\_\_\_  
NOTARY PUBLIC  
My commission expires: 2/24/23

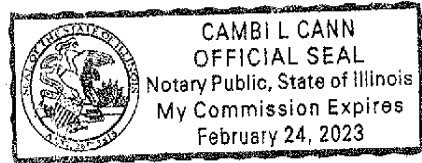


STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that **ERICA JOHNSON**, personally known to me to be the same person whose name is subscribed to in the foregoing instrument, appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this 17<sup>th</sup> day of November, 2022.

\_\_\_\_\_  
NOTARY PUBLIC  
My commission expires: 2/24/23



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## EXHIBIT A

### Legal Description

UNIT A3 IN THE CALIFORNIA-FRANCIS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 11, 12, 13, 14 AND 15 IN W.O. COLES' SUBDIVISION OF LOTS 7, 8, 9, 10, 11, 12,

19, 20, 21, 22, 23, 24, 25 AND 26 IN BLOCK 5 IN STAVES SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED ON MAY 26, 2005 AS DOCUMENT NUMBER 0514627030, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Commonly known as: 2023 N. California Avenue, Unit A3, Chicago, Illinois 60647.  
PIN: 13-36-232-029-1003.

#### MAIL RECORDED DEED TO:

James Pauletto, Attorney  
220 W. North Avenue  
Northlake, Illinois 60164

#### MAIL SUBSEQUENT TAX BILLS TO:

MYTHRI ANUMULA  
2023 N. California Avenue, Unit A3  
Chicago, Illinois 60647

Property of Cook County Clerk's Office