

UNOFFICIAL COPY

Chicago Title

1/2 22GSC3191150P



2235440005D

Doc# 2235440005 Fee \$88.00

WARRANTY DEED
ILLINOIS STATUTORY
Tenancy by the Entirety

CHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/20/2022 09:32 AM PG: 1 OF 3

Prepared by:

Richard A. Duffin
Duffin & Dore, LLC
1900 Ravinia
Orland Park, IL 60462

Mail to:

Mark Tomkins
Jennifer Tomkins
130 N. Garland Ct., #2311
Chicago, IL 60602

Name and Address of Taxpayer:

Mark Tomkins
Jennifer Tomkins
130 N. Garland Ct., #2311
Chicago, IL 60602

THE GRANTOR(S), **Joseph Ditoro and Linda Ditoro**, husband and wife, of the City of Chicago, State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to **Mark Tomkins and Jennifer Tomkins**, husband and wife, not as joint tenants nor as tenants in common but as tenants by the entirety of Palatine, Illinois, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO: Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and General real estate taxes for the year ~~2021~~ 2022 and subsequent years;

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

Permanent Real Estate Index Number(s): 17-10-309-015-1172 and 17-10-309-015-1350



Address(es) of Real Estate: 130 N. Garland Ct., Unit 2311 and PS 4-102, Chicago, IL 60602


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Dated this 17 day of November, 20 22

x Joseph Ditoro
Joseph Ditoro

Linda Ditoro
Linda Ditoro

REAL ESTATE TRANSFER TAX		16-Dec-2022
	COUNTY:	518.75
	ILLINOIS:	1,037.50
	TOTAL:	1,556.25
17-10-309-015-1172	20221101681895	0-072-314-192

REAL ESTATE TRANSFER TAX		16-Dec-2022
	CHICAGO:	7,781.25
	CTA:	3,112.50
	TOTAL:	10,893.75 *
17-10-309-015-1172	20221101681895	1-119-055-184

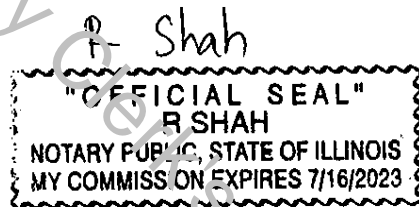
* Total does not include any applicable penalty or interest due.

STATE OF IL, COUNTY OF COOK

I the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Joseph Ditoro and Linda Ditoro**, are personally known 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 17 day of November, 20 22

R Shah
R SHAH (Notary Public)



Permanent Real Estate Index Number(s): 17-10-309-015-1172 and 17-10-309-015-1350

Address(es) of Real Estate: 130 N. Garland Ct., Unit 2311 and PS 4-102, Chicago, IL 60602

"This is an original document"

Joseph Ditoro
Linda Ditoro

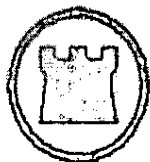
State of Illinois - County of Cook

This instrument was acknowledged before me on Nov-17-2022 (Date)

By JOSEPH DITORO and LINDA BRASWELL

DITORO

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CHICAGO TITLE
COMPANY

LEGAL DESCRIPTION

Order No.: 22GSC3191150P

For APN/Parcel ID(s): 17-10-309-015-1172 and 17-10-309-015-1350

PARCEL 1:

UNIT 2311 AND PARKING SPACE UNIT 4-102, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE OF THE LIMITED COMMON ELEMENT STORAGE SPACE NUMBERED S800-56 IN THE HERITAGE AT MILLENNIUM PARK CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCELS OF REAL ESTATE:

PART OF LOTS 1 TO 6, INCLUSIVE, IN BLOCK 12 IN FORT DEARBORN ADDITION TO CHICAGO IN THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT 7 TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 16, 2004 AS DOCUMENT NUMBER 0435103109, AS AMENDED FROM TIME TO TIME, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS

PARCEL 2:

EASEMENT APPURTENANT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED DECEMBER 16, 2004 AS DOCUMENT NUMBER 0435103107 FOR INGRESS AND EGRESS, FOR MAINTENANCE, STRUCTURAL SUPPORT, USE OF FACILITIES, ENCROACHMENTS, COMMON WALLS, UTILITIES AND PERMANENT CANOPY OVER THE LAND DESCRIBED HEREIN. (SAID LAND COMMONLY REFERRED TO AS THE RETAIL PARCEL)