

UNOFFICIAL COPY

Doc#: 2308040060 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/21/2023 10:31 AM Pg: 1 of 3

1/2
236NW691121WH
WARRANTY DEED

After Recording Return To:
Trabaris Law, LLC

403 N Wabash Ave #8c

Chicago, IL 60611

Send To: Bills To:

Matthew J Ascianto

5204 N Glenwood Ave

unit 2, Chicago, IL 60640

Dec ID 20230101637041
ST/CO Stamp 0-201-879-760 ST Tax \$340.00 CO Tax \$170.00
City Stamp 0-565-342-416 City Tax: \$3,570.00

RECORDER'S STAMP

THE GRANTORS, Glenn Marsa and Pauline J. Marsa, husband and wife, of 5204 N. Glenwood Ave., Unit 2, Chicago, IL 60640, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, GRANTS, BARGAINS, SELLS, CONVEYS and SPECIALLY WARRANTS to GRANTEE, Matthew Ascianto, of 1215 W. Granville Ave, #3A, Chicago, IL 60660, to have and hold forever all of Grantor's interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit: *See legal description attached hereto.*

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

SUBJECT TO: General real estate taxes for the year 2022 and subsequent years; terms and provisions of the Declaration of Condominium/Covenants, Conditions and Restrictions ("Declaration/CCRs") and all amendments; public and utility easements including any easements established by or implied from the Declaration/CCRs or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Illinois Condominium Property Act and the Common Interest Community Association Act or other applicable state association law; installments due after the date of Closing of general assessments established pursuant to the Declaration/CCRs.

Permanent Index Number(s): 14-08-124-057-1015

Property Address: 5204 N. Glenwood Ave., Unit 2, Chicago, IL 60640

DATED this 9th day of March, 2023.

CHARGE CTC DUPAGE

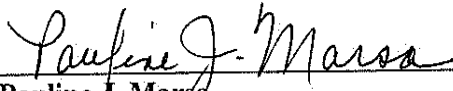
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WARRANTY DEED – PAGE 2

GRANTOR:



Glenn Marsa



Pauline J. Marsa

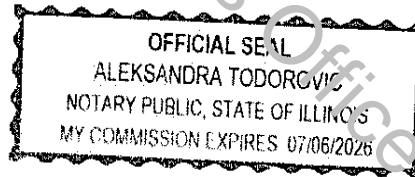
STATE OF Illinois)
COUNTY OF Cook) SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT **Glenn Marsa and Pauline J. Marsa** are 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 such persons signed, sealed and delivered the said instrument as such persons' free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 9th day of March, 2023.

Commission Expires: 07-06-2026.


NOTARY PUBLIC



Prepared by: Thomas J. Suich, Esq., Law Office of Thomas J. Suich, 317 Grape Vine Trail, Oswego, IL 60543

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CHICAGO TITLE
COMPANY

LEGAL DESCRIPTION

Order No.. 23GNW691121WH

For APN/Parcel ID(s): 14-08-124-057-1015

UNIT 5204-2 IN THE ANDERSON GLEN CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE SOUTH 5 2/3 FEET OF LOT 7 AND ALL OF LOTS 8, 9 AND 10 IN BLOCK 4 IN ZERO PARK, BEING ZERO MARX SUBDIVISION OF BLOCKS 1, 2, 3 AND 4 OF S. H. KERFOOTS RE SUBDIVISION OF LOTS 1 TO 20 INCLUSIVE IN LOUIS E. HENRY'S SUBDIVISION OF SECTION 8, TOWNSHIP 40 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 NUMBER 21009246 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY ILLINOIS.

Property of Cook County Clerk's Office