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THIS DOCUMENT WAS PREPARED
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Doc#: 2309619072 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/06/2023 12:34 PM Pg: 1 of 4

Dec ID 20230301686037
ST/CO Stamp 1-778-809-040 ST Tax \$1,150.00 CO Tax \$575.00
City Stamp 0-679-639-248 City Tax: \$12,075.00

Property of Cook County Clerk's Office

WARRANTY DEED

THIS INDENTURE is made as of this 29 day of March, 2023 by and between **Joshua A. Faulkner and Lynzie Hazan, a married couple**, of the City of Chicago, State of Illinois (collectively, the "Grantors"), and **Patricia Helena Leme Moreira and Michel Roim, a married couple, as Tenants by the Entirety** of the City of Chicago, State of Illinois (collectively, the "Grantees").

WITNESSETH, that Grantors, for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, to it in hand paid by Grantees, the receipt of which is hereby acknowledged, does by these presents CONVEY AND WARRANT unto Grantees, all interest in the following described real estate situated in the County of Cook, in the State of Illinois to wit:

See **Exhibit A** attached hereto

SUBJECT TO: General real estate taxes not yet due and payable at the time of closing; covenants, conditions and restrictions of record; building lines and easements, if any; and public and utility easements.

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

Permanent Real Estate Tax Number: 17-10-218-010-1197

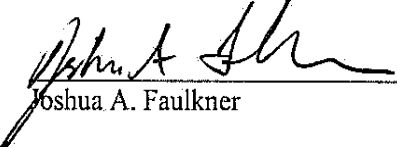
Address of Real Estate: 505 North McClurg Court, Unit 3505, Chicago, IL 60611

SIGNATURE PAGE FOLLOWS

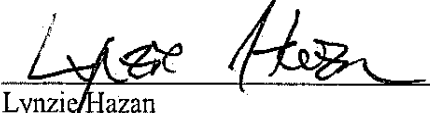
Chicago Title 2365625467241 10/21 SWS

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IN WITNESS WHEREOF, Grantors aforesaid have signed and sealed this Deed this 19th day of March, 2023.






Joshua A. Faulkner



Lynzie Hazan

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REAL ESTATE TRANSFER TAX		05-Apr-2023
		COUNTY: 575.00
		ILLINOIS: 1,150.00
		TOTAL: 1,725.00
17-10-218-010-1197	20230301686037	1-778-809-040

REAL ESTATE TRANSFER TAX		05-Apr-2023
		CHICAGO: 8,625.00
		CTA: 3,450.00
		TOTAL: 12,075.00 *
17-10-215-010-1197	20230301686037	0-679-639-248

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

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State of ILLINOIS)
) ss
County of COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Joshua A. Faulkner and Lynzie Hazan, 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 this 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 29th day of March, 2023.

Doris Kay Brudaker
Notary Public

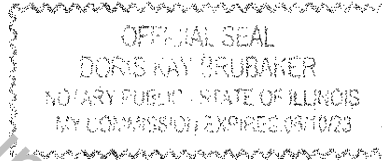
Commission expires:

Send Subsequent Tax Bills To:

Patricia Helena Leme Moreira & Michel Roim
505 N McClurg Court, Unit 3505
Chicago IL 60611

After Recording Return To:

Patricia Helena Leme Moreira & Michel Roim
505 N McClurg Court, Unit 3505
Chicago IL 60611



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EXHIBIT A

Legal Description

PARCEL 1:

UNIT 3505 IN PARKVIEW AT RIVER EAST CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF BLOCK 3 IN CITYFRONT CENTER, BEING A RESUBDIVISION IN THE NORTH FRACTION OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 24, 1987 AS DOCUMENT 87106320; WHICH SURVEY IS ATTACHED AS EXHIBIT "E" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0811410154, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS; ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 AND OTHER PROPERTY AS CREATED BY THE RECIPROCAL EASEMENT AGREEMENT FOR PARKVIEW RECORDED APRIL 23, 2008 AS DOCUMENT NUMBER 0811410153 AND AMENDED AND RESTATED DECLARATION OF RECIPROCAL EASEMENT, RECORDED MAY 19, 2008 AS DOCUMENT 0814016058.