

UNOFFICIAL COPY

Doc#: 2320610018 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/25/2023 11:45 AM Pg: 1 of 3

WARRANTY DEED

~Illinois Statutory~

Dec ID 20230701676856
ST/CO Stamp 1-255-281-104 ST Tax \$502.00 CO Tax \$251.00
City Stamp 0-942-428-624 City Tax: \$5,271.00

Prepared by:
Andrew Bratzel
McKenna Storer
1004 Courtaulds Dr., Ste. A
Woodstock, IL 60098

After Recording and Future Taxes to:
Emily Stern
Zoe Berensztein
729 W. Roscoe St., #2
Chicago, IL 60657-6526

GRANTEES ADDRESS

THE GRANTOR(S) ALLISON M. BRATZEL, now married to STEVEN ZHANG, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN and 00/100 DOLLARS; and other good and valuable considerations in hand paid,

CONVEY(S) and WARRANT(S) to EMILY STERN and ZOE BERENSZTEIN of

not as Tenants in Common but as Joint Tenants, with right of survivorship, all interest in the following described real estate situated in the County of McHenry, in the State of Illinois, to wit:

UNIT NUMBER 2, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN 729 W. ROSCOE CONDOMINIUM, AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:
LOT 27 IN W.J. HAERTHER'S NORTH SHORE ADDITION, A SUBDIVISION OF LOT 38 IN PINE GROVE, AND LOTS 18 AND 19 IN BLOCK 1 OF CLARK AND MCCONNELL'S ADDITION TO LAKE VIEW SUBDIVISION OF LOTS 31 AND 32 IN PINE GROVE IN SECTION 21, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED 02/10/2000 AS DOCUMENT 00106028, IN COOK COUNTY, ILLINOIS.

PIN: 14-21-308-068-1002
Property commonly known as: 729 W. Roscoe St., #2, Chicago, IL 60657

SUBJECT TO COVENANTS CONDITIONS AND RESTRICTIONS OF RECORD.

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

Property Index Number(s): 14-21-308-068-1002
Property Address: 729 W. Roscoe St., #2, Chicago, IL 60657

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Dated this 17 day of July, 2023.

Allison M. Bratzel
Allison M. Bratzel

Steven Zhang
Steven Zhang, hereby releasing and waiving
all rights under and by virtue of the Homestead
Exemption Laws of the State of Illinois.

STATE OF ILLINOIS)
) ss
COUNTY OF Mchenry)

I HEREBY CERTIFY that on this 17th day of July, 2023, before me, the undersigned Notary Public of the aforesaid State, personally appeared Allison M. Bratzel and Steven Zhang, and each upon oath, acknowledged and stated themselves to be the Grantor, and as authorized so to do, executed the foregoing instrument, as their free and voluntary act for the purposes contained therein.

WITNESS MY Hand and Notarial Seal.

Jennifer S. Pellegrino (Seal)
Notary Public
My Commission Expires: 12/02/2026



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REAL ESTATE TRANSFER TAX

19-Jul-2023



COUNTY:	251.00
ILLINOIS:	502.00
TOTAL:	753.00

14-21-308-068-1002

| 20230701676856 | 1-255-281-104

REAL ESTATE TRANSFER TAX

19-Jul-2023



CHICAGO:	3,765.00
CTA:	1,506.00
TOTAL:	5,271.00 *

14-21-308-068-1002 | 20230701676856 | 0-942-428-624

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

Property of Cook County Clerk's Office