

# UNOFFICIAL COPY

771129 1/2

## WARRANTY DEED (Illinois)



\*2320622011D\*

THIS DEED is made as of the 16 day of May, 2023, by and between

Doc# 2320622011 Fee \$88.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/25/2023 11:19 AM PG: 1 OF 5

BRIAN G. SHEARER, A SINGLE PERSON

("Grantor," whether one or more),

and

ISABELLA G SITA AND KYLE M NITISS,  
WIFE AND HUSBAND, AS TENANTS BY  
THE ENTIERTY

("Grantee," whether one or more).

Citywide Title Corporation  
111 W. Washington St, Ste. 1301  
Chicago IL 60602

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00), in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does WARRANT, COVENANT, AND CONVEY unto the Grantee, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

SEE ATTACHED LEGAL DESCRIPTION

P.I.N.: 14-06-405-032-1004 (VOL: 474) (VOL: 510)

COMMONLY KNOWN AS: 5828 N. PAULINA ST, UNIT 2N, CHICAGO, IL 60660

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainder, rents issues and profits hereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, his heirs and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, his heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to:

Covenants, conditions, restrictions of record, public and utility easements, provided that such exceptions do not impair Purchaser's intended use of the Unit of residential purposes, and general real estate taxes for the year 2022 and subsequent years.

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IN WITNESS WHEREOF, said Grantor has caused its signature to be hereto affixed, and has caused its name to be signed to these presents, this 18 day of MAY, 2023.

Brian G. Shearer  
BRIAN G. SHEARER

Prepared by: Rosenthal Law Group, LLC, 3700 W Devon Ave, Suite E, Lincolnwood, IL 60712

MAIL DEED TO: Isabella Sita 5828 N. Paulina St. (unit 2N) Chicago, IL 60660

SEND SUBSEQUENT TAX BILLS TO: ISABELLA G SITA AND KYLE M NITISS  
5828 N. PAULINA ST, UNIT 2N, CHICAGO, IL 60660

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

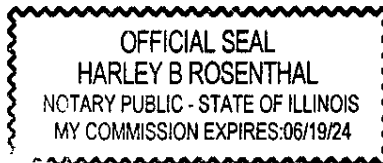
STATE OF IL }  
COUNTY OF Lake } SS

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that BRIAN G. SHEARER is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered said instrument as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 18 day of May, 2023.

Notary Public [Signature]

My Commission Expires: 6-19-24



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File No: 771129

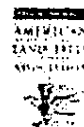
## EXHIBIT "A"

UNIT 2-N IN THE 5828 NORTH PAULINA CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 13 IN SUBDIVISION OF BLOCK 8 AND ALL OF LOTS 1 TO 7, INCLUSIVE IN BLOCK 9 IN BARRETT AND GALLOWAY'S RESUBDIVISION OF BLOCKS 7, 8, AND 9 IN HENRYTOWN AND THE NORTH 100 FEET OF THE SOUTHEAST 1/4 OF SECTION 6, 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 99822781, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS. THE EXCLUSIVE RIGHT TO THE USE OF P-8 AND P-4, LIMITED COMMON ELEMENTS AS DELINEATED IN THE SURVEY ATTACHED TO THE DECLARATION AFORESAID, RECORDED AS DOCUMENT 99822781.

14-06-405-032-1004(A)

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.*

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**REAL ESTATE TRANSFER TAX**

24-Jul-2023



**CHICAGO:**

5,066.25

**CTA:**

2,026.50

**TOTAL:**

7,092.75

14-06-405-032-1004 | 20230701680447 | 0-310-620-624

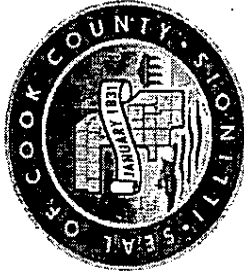
\* Total does not include any applicable penalty or interest due

Property of County Clerk's Office

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REAL ESTATE TRANSFER TAX

24-Jul-2023



COUNTY:	337.75
ILLINOIS:	675.50
TOTAL:	1,013.25

14-06-405-032-1004

20230701680447

2-035-970-512

Property of Cook County Clerk's Office