

UNOFFICIAL COPY



\*2323615001D\*

Doc# 2323615001 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/24/2023 10:06 AM PG: 1 OF 7

This instrument prepared by, and  
after recording, please return to:

Harrison & Held, LLP  
333 West Wacker Drive, Suite 1700  
Chicago, Illinois 60606  
Attention: Shawn M. McCullough

Send Subsequent Tax Bills to:

Kathleen M. Pellegrino  
1418 N. Lake Shore Dr., Unit 8  
Chicago, Illinois 60610

Commonly known as:

1418 N. Lake Shore Dr., Unit 8  
Chicago, Illinois 60610  
Property Index Number:

17-03-103-029-1007

### WARRANTY DEED

THIS INDENTURE WITNESSETH, THAT THE GRANTORS, MICHAEL PELLEGRINO, JOSEPH PELLEGRINO, MICHELLE ASHNER, EDWARD PELLEGRINO, and TERESA KOMAR, as tenants in common, of the sum of Ten Dollars and No/100ths (\$10.00), and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, conveys and warrants unto KATHLEEN M. PELLEGRINO, not individually but as Trustee of the KATHLEEN M. PELLEGRINO TRUST dated September 22, 1995, as amended and restated, of 1418 N. Lake Shore Drive, Unit 8, Chicago, IL 60610, Grantee (hereinafter referred to as a "Trust Agreement"), and unto all and every successor or successors in trust under the Trust Agreement, all interest in the real estate situated in the County of Cook in the State of Illinois (the "Property") legally described as follows:

UNIT NUMBER 8 IN 1418 NORTH LAKE SHORE DRIVE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 7 AND 8 (EXCEPT THE NORTH 5 FEET) IN POTTER PALMER'S SUBDIVISION OF LOTS 1 TO 22 INCLUSIVE IN BLOCK 4 IN THE CATHOLIC BISHOP OF CHICAGO'S LAKE SHORE DRIVE ADDITION, A SUBDIVISION IN SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 27057167 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

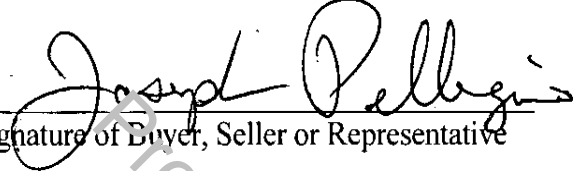
TOGETHER WITH THE NON-EXCLUSIVE RIGHT TO THE USE OF A DESIGNATED

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PARKING SPACE, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM AFORESAID RECORDED AS DOCUMENT 27057167.

~~EXEMPT UNDER PROVISIONS OF PARAGRAPH E, SECTION 31-45 REAL ESTATE TRANSFER TAX LAW.~~

DATE: 12-2, 2022.

  
Signature of Buyer, Seller or Representative



Permanent Index No: 17-03-103-029-1007


Common Address: 1418 N. Lake Shore Dr., Unit 8, Chicago, Illinois 60610

And said GRANTORS hereby expressly waive and release any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homestead from sale on execution or otherwise.

IN WITNESS WHEREOF, the GRANTORS, have hereunto set their hand and seal this 2 day of DECEMBER, 2022.

[SIGNATURE PAGES TO FOLLOW]

REAL ESTATE TRANSFER TAX		24-Aug-2023
	COUNTY:	525.00
	ILLINOIS:	1,050.00
	TOTAL:	1,575.00
17-03-103-029-1007		20230101632988   1-299-703-248

REAL ESTATE TRANSFER TAX		08-Aug-2023
	CHICAGO:	7,875.00
	CTA:	3,150.00
	TOTAL:	11,025.00 *

17-03-103-029-1007 | 20230101632988 | 1-915-509-200

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



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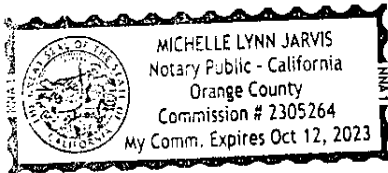
*Joseph Pellegrino*  
JOSEPH PELLEGRINO

State of California  
) ss.  
County of Orange

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that JOSEPH PELLEGRINO, personally known to me to be the same person who executed 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 2<sup>nd</sup> day of December, 2022.

*Michelle Lynn Jarvis*  
\_\_\_\_\_  
Notary Public  
My Commission Expires:



Property of Cook County Clerk's Office



# UNOFFICIAL COPY

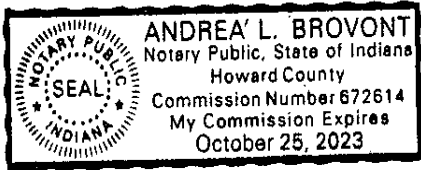
*Edward Pellegrino*

EDWARD PELLEGRINO

State of IN )  
County of Hamilton ) ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that EDWARD PELLEGRINO, personally known to me to be the same person who executed 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.

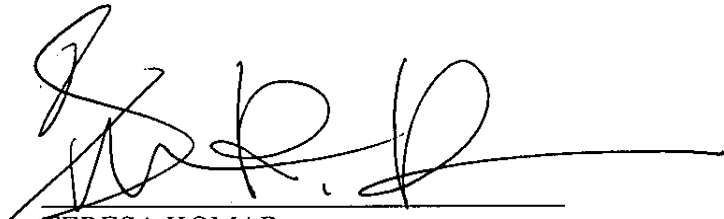
Given under my hand and official seal this 5<sup>th</sup> day of DECEMBER, 2022.



*Andrea L. Brovont*  
Notary Public  
My Commission Expires: 10/25/2023

This instrument was prepared by Shawn M. McCullough, Harrison & Held LLP, 333 West Wacker Drive, Suite 1700, Chicago, Illinois 60606, without the benefit of a title examination. The property description was furnished by the parties herein, and the attorney preparing this deed does not certify the accuracy of it.

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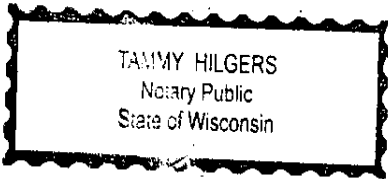


TERESA KOMAR

State of WI )  
 ) ss.  
 County of Dane )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that TERESA KOMAR, personally known to me to be the same person who executed the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 3 day of December, 2022.



Tammy Hilgers  
 Notary Public  
 My Commission Expires: 2/5/2026

Property of Cook County Clerk's Office