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Doc#. 2333533205 Fee: \$107.00

Karen A. Yarbrough Cook County Clerk

Date: 12/01/2023 02:19 PM Pg: 1 of 2

MJ-96286 111

PREPARED BY:

Jason Erlich Benjamin, Gussin & Associates 801 Skokie Boulevard Suite 100 Northbrook, IL 60062

MAIL TAX BILL TO:

Lawrence Zborowski and Debra Zborowski 33 West Delaware Street, Unit 22A Chicago, IL 60010

MAIL RECORDED OF ED TO:

Dennis Ansong

Ansong Law LEC

.203 North LaSalle Streett, Suite 2100

Chicago, IL 60601

Dec ID 20231101671193

ST/CO Stamp 1-464-324-048 ST Tax \$950.00 CO Tax \$475.00

City Stamp 1-243-860-944 City Tax: \$9,975.00

WARRANTY DEED

STATUTORY (ILLINOIS)

THE GRANTORS, Debra E. Platt, as Trustee under the provisions of a Trust Agreement dated December 7, 2011 and known as The Debra E. Platt Trust and Andrew L. Platt, married to Debra E. Platt, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY AND WARRANT to GRANTEES, Lawrence Zborowski and Debra Zborowski, Husband and Wife, of 365 North Jefferson Street, Unit# 1007, Chicago, IL 60661, not as Joint Tenants nor as Tenants in Common, but as Tenants by the Entirety, all right, title, and interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

Parcel 1:

Unit Numbers. 22A, and Parking Spaces 332 and 425 in the Delaware Place Private Residences, a condominium as delineated on a survey of the following described real estate: Ats 1 and 2 in the Resubdivision of Lots 1, 2 and 4 in Block 'A' in the Resubdivision of Blocks 8 and I in Bushnell's Addition to Chicago in Section 4, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois; which survey is attached as an exhibit to the Declaration of Condominium recorded as document number 0324027187 and Unit Combination Amendment recorded as Decument Number 1213645038, together with its undivided percentage interest in the common elements all in Cook County, Illinois.

Parcel 2:

Non-exclusive easements for ingress, egress, use and enjoyment for the benefit of Parcel 1 as set forth and declared in the Declaration of Covenants, Conditions, Restrictions and Reciprocal Easements recorded as document number 0324027186.

Permanent Index Number(s): 17-04-442-059-1310; 17-04-442-059-1259; and

17-04-442-059-1231

Property Address: 33 West Delaware Street, Unit 22A, Parking Space 332 and

Parking Space 425, Chicago, IL 60610

(signature page follows)

PROPER TITLE, LLC

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Subject, however, to covenants, conditions and restrictions of record and building lines and easements; and general real estate taxes not yet due and payable at the time of Closing; acts of Grantee and all parties claiming by through or under Grantee; terms provisions, covenants and conditions 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 Condominium Property Act; installments due after the date of Closing of general assessments established pursuant to the Declaration/CCRs.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois. To have and to hold said premises as husband and wife, not as joint tenants or tenants in common, but as tenants by the entirety.

Dated this dry of November, 2023.
Debra & Bleett
Debra E. Platt, as Trustee under the provisions
of a Trust Agreement dated December 7, 2011
and known as/The/Debra E. Platt Trust
Andrew L. Platt
Attender E. Hall
STATE OF ILLINOIS)
COUNTY OF <u>Cook</u>) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Debra E. Platt, as Trustee under the provisions of a Trust Agreement dated December 7, 2011 and known as The Debra E. Platt Trust and Andrew L. Platt, married to Debra E. Platt. are 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 they signed, sealed and delivered the 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 8 day of November, 2023.

JOSE A CRESPO JR. Official Seal Notary Public - State of Illinois My Commission Expires Nov 22, 2025

My Commission expires MV 22, 2025