

UNOFFICIAL COPY

PROPER TITLE, LLC

PT23-96159FA (1/1)

WARRANTY DEED

Doc#: 2335313021 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/19/2023 09:12 AM Pg: 1 of 3

Dec ID 20231001659242
ST/CO Stamp 0-772-587-472 ST Tax \$480.00 CO Tax \$240.00
City Stamp 0-609-009-616 City Tax: \$5,040.00

THE GRANTORS, **George S. Spataro and Ivy S. Spataro**, husband and wife, of the City of Chicago, County of Cook, State of Illinois for and in consideration of Ten DOLLARS, and other good and valuable consideration, in hand paid, CONVEY and WARRANT to

~~Erik Anderson and Monica Anderson~~
9933 W. Argonne Drive
Wauwatosa, Wisconsin 53222

husband and wife, as joint tenants with rights of survivorship, and not as tenants in common, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

Legal Description Attached as Exhibit "A"

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever

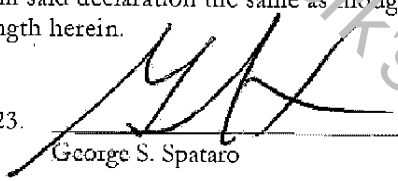
Permanent Real Estate Index Number: 17-16-213-02-1004

Address of Real Estate: 120 S. State, Unit 4, Chicago, IL 60603

Subject, however, to general real estate taxes not due and payable at the time of closing, and all instruments, covenants, restrictions, applicable zoning laws, ordinances, and regulations of record.

Grantors also hereby grant to the grantees, their successors and assigns, all rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit set forth in the declaration of condominium. This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein.

DATED this 1 day of December, 2023.


George S. Spataro

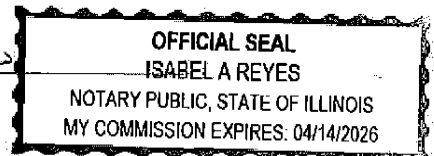
State of Illinois,
County of Cook

PROPER TITLE, LLC

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that **George S. Spataro**, 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 the said instrument as his free and voluntary act, for the uses and purposes set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 15th day of December, 2023.

Commission expires 4/14, 2026



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Notary Public

DATED this 1 day of December, 2023.

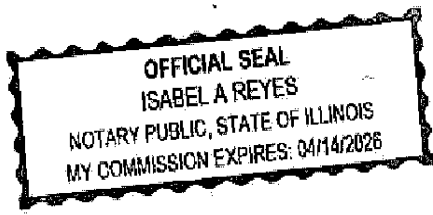
Ivy S. Spataro
Ivy S. Spataro

State of Illinois,
County of Cook

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that **Ivy S. Spataro**, 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 she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes set forth, including the release and waiver of the right of reinstatement.

Given under my hand and official seal, this 1ST day of December, 2023.

Commission expires 4/14, 2026
[Signature]
Notary Public



This instrument was prepared by Forte & Associates, LLC, 4254 N. Damen Chicago, IL 60618

AFTER RECORDING, MAIL TO:

Marc J. Beermann

728 Florsheim Drive

Libertyville, IL 60048

SEND SUBSEQUENT TAX BILLS TO:

Erik Anderson and Monica Anderson

9933 W. Argonne Drive

Wauwatosa, WI 53222

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EXHIBIT A

LEGAL DESCRIPTION

UNIT 4 IN SINGER ON STATE CONDOMINIUM, TOGETHER WITH AN UNDIVIDED PERCENT INTEREST IN THE COMMON ELEMENTS AS DEFINED AND DELINEATED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 97581345, IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.: 17-16-213-022-1004

Property of Cook County Clerk's Office