

# UNOFFICIAL COPY

**THIS DOCUMENT WAS  
PREPARED BY:**

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**AFTER RECORDING, RETURN TO:**

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Wilmette, IL 60091

Doc#: 2405441104 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 02/23/2024 11:54 AM Pg: 1 of 4

Dec ID 20240201637179  
ST/CO Stamp 1-576-817-200 ST Tax \$800.00 CO Tax \$400.00  
City Stamp 1-266-831-920 City Tax: \$8,400.00

7207284 1051

Property of Cook County Clerk's Office

**WARRANTY DEED**

THIS INDENTURE is made as of the 15th day of February, 2024 by and between Samuel Morasca, Jr. and Leslie Morasca, husband and wife (collectively, "Grantor"), having a mailing address of 1301 N. Dearborn, Unit 303, Chicago, Illinois 60610 and Kelly Ann Perkins and Barry John Perkins, a married couple, as tenants by the entirety (collectively, "Grantee"), having a mailing address of 1301 N. Dearborn, Unit 303, Chicago, Illinois 60610.


WITNESSETH, that Grantor, for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, to it in hand paid by Grantee, the receipt of which is hereby acknowledged, does by these presents CONVEY AND WARRANT unto Grantee, all interest in the following described real estate situated in the County of Cook, in the State of Illinois to wit:

See Legal Description attached hereto as Exhibit A and hereby made a part hereof, Subject to those exceptions set forth on Exhibit B attached hereto.

WITH all hereditaments and appurtenances thereunto appertaining, hereby releasing all claims therein. TO HAVE AND TO HOLD the above described premises, with the appurtenances, unto Grantee forever.

**SIGNATURE PAGE FOLLOWS**

**REAL ESTATE TRANSFER TAX** 21-Feb-2024

	<b>CHICAGO:</b>	6,000.00
	<b>CTA:</b>	2,400.00
	<b>TOTAL:</b>	8,400.00 *

17-04-218-048-1003 | 20240201637179 | 1-266-831-920

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

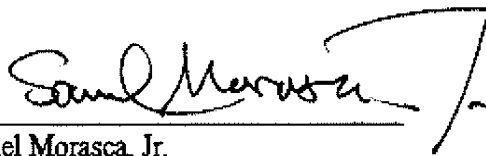
**REAL ESTATE TRANSFER TAX** 21-Feb-2024

		<b>COUNTY:</b>	400.0
		<b>ILLINOIS:</b>	800.0
		<b>TOTAL:</b>	1,200.0

17-04-218-048-1003 | 20240201637179 | 1-576-817-200

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IN WITNESS WHEREOF, Grantor aforesaid has hereunto set in hand and sealed this \_\_\_ day of February, 2024.

  
\_\_\_\_\_

Samuel Morasca, Jr.

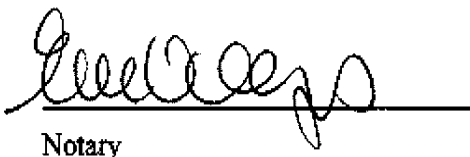
  
\_\_\_\_\_

Leslie Morasca

State of TEXAS )  
                                  ) ss  
County of HARRIS )

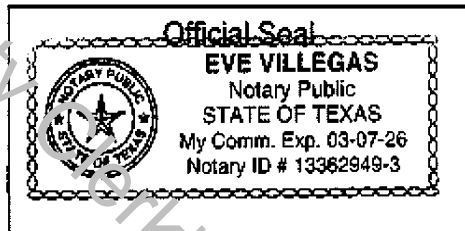
The undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Samuel Morasca, Jr. and Leslie Morasca, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered this instrument as their own free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 1<sup>st</sup> day of February, 2024.

  
\_\_\_\_\_

Notary

Commission Expires: 03/07/2026



<p><b>Send Subsequent Tax Bills To:</b></p> <p><u>Kelly and Barry Perkins</u> (Name)</p> <p><u>1301 N. Dearborn, Unit 303</u> (Address)</p> <p><u>Chicago, IL 60610</u> (City, State, Zip)</p>
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## ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)

### EXHIBIT "A"

### LEGAL DESCRIPTION

ISSUED BY

STEWART TITLE GUARANTY COMPANY

File No.: 2207284

(I) Unit 303 in The Whitney Condominium as delineated on a survey of a parcel of land comprised of Lots 5 and 6 and the South 6.96 feet of Lot 7 in Simon's subdivision of Lot 6 in Bronson's addition to Chicago; Lots 1, 2 and 3 in the subdivision of Lot 5 together with Sub Lot 1 of Lot 4 in Bronson's addition to Chicago; and Lots 1 to 5, both inclusive, in Alice P. Holbrook's subdivision of Lot 4 in the subdivision of Lot 5 in Bronson's addition to Chicago; all in the North East 1/4 of Section 4, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, which survey (the Plat) is attached as Exhibit 'D' to the Declaration of Condominium Ownership for The Whitney Condominium recorded in Cook County, Illinois on December 31, 1996 as Document No. 96-982956, and amended by First Amendment recorded October 1st, 1997 as Document No. 97-730677 (as so amended the 'Declaration'), together with its undivided percentage interest in the Common Elements; and

(II) The Limited Common Element(s) comprised of Parking Space(s) numbered 58 as delineated on the Plat and as described in Subparagraph 8(a) of the Declaration; Cook County, Illinois.

PIN# 17-04-218-048-1003

Address: 1301 N. Dearborn Unit 303  
Chicago IL 60610

*This page is only a part of a 2021 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; and a countersignature by the Company or its issuing agent that may be in electronic form.*

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File No.: 2207284

ALTA Commitment for Title Insurance Schedule A (07-01-2021)

Page 2 of 7

AMERICAN  
LAND TITLE  
ASSOCIATION



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## EXHIBIT B

### EXCEPTIONS TO TITLE

1. Real estate taxes for 2023 first installment and subsequent years not yet due and payable.
2. (a) Terms, provisions, covenants, conditions, restrictions and options contained in and rights and easements established by the Declaration of Condominium Ownership recorded a12/31/1996 as Document No. 96982956, as amended from time to time.  
  
(b) Provisions, limitations and conditions as imposed by the "'Condominium Property Act"'.  
  
3. Conditions and Restrictions contained in Grant of Easement, as more fully set forth in the instrument recorded 9/1/1998 as 98177131.  
  
4. Grant of Easement in favor of Comcast of Chicago, Inc. as more fully set forth in the instrument recorded 1/9/2018 as 1800913079.

Property of Cook County Clerk's Office