

# UNOFFICIAL COPY

774435 1/2  
WARRANTY DEED  
ILLINOIS STATUTORY

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



Doc# 2408123026 Fee \$88.00  
ILRHSP FEE:\$18.00 RPRF FEE:\$1.00  
KAREN A. YARBROUGH  
COOK COUNTY CLERK'S OFFICE  
DATE: 3/21/2024 11:27 AM  
PAGE: 1 OF 5

THE GRANTOR(S)

**Frank Morici, divorced and not remarried, and Ann Marie Morici, divorced and not remarried,**

of the City of Kildeer, County of Lake, State of IL for and in consideration of \$10.00 (Ten and 00/100) dollar(s), and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to

**Sebastian Strimbu, a married man**

of 8711 W. Bryn Mawr, #306, Chicago, IL 60631, of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit "A" attached hereto and made a part hereof

Subject to covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 12-11-104-032-1015

Address(es) of Real Estate: 8711 W Bryn Mawr Ave. Apt 306, Chicago, IL 60631

Dated this 21st day of February, 2024.

*Frank Morici*

Frank Morici

*Ann Marie Morici*

Ann Marie Morici

This property is not homestead as to the Grantor(s)

S Y  
P 5  
S I  
SC Y  
INT 200

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STATE OF IL COUNTY OF Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT

Frank Morici & Ann Marie Morici

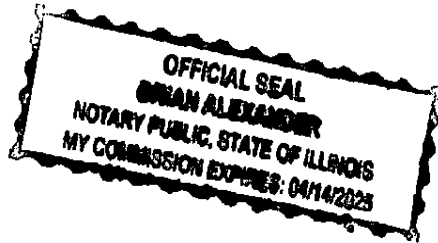
personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 26th day of February, 2024.

Brian Alexander (Notary Public)

Prepared by:

Alexander Grossman  
9150 Crawford Ave #106  
Skokie, IL 60076



Mail to:

Law Office of Donika Nikolov  
2100 Manchester Rd #1632  
Wheaton, IL 60187

Name and Address of Taxpayer:

Sebastian Strimbu  
8711 W. Bryn Mawr, #306  
Chicago, IL 60631

Property of Cook County Clerk's Office

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## REAL ESTATE TRANSFER TAX

15-Mar-2024



**CHICAGO:**

2,227.50

**CTA:**

891.00

**TOTAL:**

3,118.50 \*

12-11-104-032-1015 | 20240301650155 | 0-481-409-584

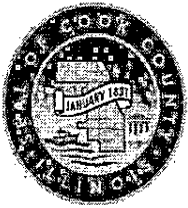
\* Total does not include any applicable penalty or interest due.

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## REAL ESTATE TRANSFER TAX

15-Mar-2024



<b>COUNTY:</b>	148.50
<b>ILLINOIS:</b>	297.00
<b>TOTAL:</b>	445.50

12-11-104-032-1015

| 20240301650155 | 1-370-044-976

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Commitment for Title Insurance  
2021 v.01.00 (07-01-2021)

File No.: 774425

## EXHIBIT A

The Land is described as follows:

### PARCEL 1:

UNIT NUMBER 306 IN 871 W. BRYN MAWR CONDOMINIUM, AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: IN THAT PART OF LOTS 16 TO 20, BOTH INCLUSIVE, AND LOTS 42 TO 45, BOTH INCLUSIVE, IN CHICAGO'S FOREST RIDGE ESTATES, BEING A SUBDIVISION OF THE NORTH 1/2\* OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING BELOW A HORIZONTAL PLANE OF 81.35 FEET ABOVE CHICAGO CITY DATUM, ALL IN COOK COUNTY, ILLINOIS, WHICH PLAT IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 30, 2002 AS DOCUMENT NUMBER 0020610405, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST OF THE COMMON ELEMENTS APPURTENANT TO THE UNIT AS SET FORTH IN SAID DECLARATION.

### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF LIMITED COMMON ELEMENTS KNOWN AS STORAGE SPACE B-17 AND PARKING B-17 AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NO. 0020610405.

12-11-104-032-1013

*This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

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