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CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 6/24/2024 10:16 AM Pg: 1 of 3

Dec ID 20240601629570
ST/Co Stamp 0-819-985-712 ST Tax \$639.00 CO Tax \$319.50
City Stamp 1-063-681-328 City Tax \$6,709.50

WARRANTY DEED
ILLINOIS STATUTORY
INDIVIDUAL

Mail to:
Paul E. Schied
1033 West Monroe Street, #3
Chicago, Illinois 60607

Name and Address of Taxpayer:
Paul E. Schied
1033 West Monroe Street #3
Chicago, Illinois 60607

CT 112

Preparer File: 24GCO001248SK

THE GRANTORS Peter James Mazzaferro and Isabela Martinho Sagarra Mazzaferro, formerly known as Isabela Martinho Sagarra, husband and wife of the City of Chicago, County of Cook, State of Illinois for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY and WARRANT to Paul E. Schied, a single person, of 855 W. Madison, Unit 1202, Chicago, Illinois 60607, 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: general real estate taxes not due and payable; covenants, conditions and restrictions of record; building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the property.

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: 17-17-211-040-1003

Address of Real Estate: 1033 West Monroe Street, #3
Chicago, Illinois 60607

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Dated this 10th day of June, 2024

X *Peter James Mazzaferro*
Peter James Mazzaferro

X *Isabela Martinho Sagarra Mazzaferro*
Isabela Martinho Sagarra Mazzaferro,
formerly known as Isabela Martinho Sagarra

X *Isabela Martinho Sagarra*
Isabela Martinho Sagarra, now known as Isabela Martinho Sagarra Mazzaferro

STATE OF ILLINOIS, COUNTY OF COOK SS

I, the undersigned, a Notary Public in and for said County in the State aforesaid, CERTIFY THAT Peter James Mazzaferro and Isabela Martinho Sagarra Mazzaferro, formerly known as Isabela Martinho Sagarra, and Isabela Martinho Sagarra, now known as Isabela Martinho Sagarra Mazzaferro, 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, 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 10th day of June, 2024.

Azeezeh Abed Martinkus
Notary Public

Prepared by:
Shameen Thakrar, esq
Thakrar & Associates, PC
1001 Green Bay Road, Suite 234
Winnetka, IL 60093



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CHICAGO TITLE
COMPANY

LEGAL DESCRIPTION

Order No.: 24GCO001248SK

For APN/Parcel ID(s): 17-17-211-040-1003

PARCEL 1: UNIT 3 IN THE 1033 WEST MONROE CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE WEST 25.58 FEET OF THE EAST 50.58 FEET OF THE NORTH 116.67 FEET OF THAT PART OF LOTS 6 AND 7 (EXCEPT THE SOUTH 12.00 FEET OF SAID LOTS) TAKEN AS A SINGLE TRACT IN ASSESSOR'S DIVISION OF SUB-LOT 1 OF LOT 1 IN BLOCK 13 OF CANAL TRUSTEES' SUBDIVISION OF THE WEST 1/2 AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17 IN TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; AND THE WEST 26.64 FEET OF THE AFORESAID TRACT (EXCEPTING THEREFROM THE NORTH 116.67 FEET THEREOF);

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED SEPTEMBER 05, 2006 AS DOCUMENT 0624839027, TOGETHER WITH ITS UNDIVIDED INTEREST IN THE COMMON ELEMENTS, AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO USE OF PARKING SPACE P-3, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM, AFORESAID.

PARCEL 3: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCELS 1 AND 2 AS SET FORTH IN DECLARATION OF EASEMENT RECORDED FEBRUARY 27, 2015 AS DOCUMENT NO. 0505439109.