

UNOFFICIAL COPY

Doc#: 1620122027 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/19/2016 09:14 AM Pg: 1 of 2

Dec ID 20160601624723
ST/CO Stamp 0-805-526-848 ST Tax \$395.00 CO Tax \$197.50
City Stamp 2-004-999-488 City Tax: \$4,147.50



Chicago Title Insurance Company

WARRANTY DEED ILLINOIS STATUTORY

1005
16 WSA 545738 CP

THE GRANTORS, James A. Vanek and Melissa Vanek, husband and wife, of the Village of Glen Ellyn, County of DuPage, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT to GRANTEES Thomas Simonelli and Jodi Simonelli, husband and wife, of Cook County, not as joint tenants nor as tenants in common, but as tenants by the entirety, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

UNITS 307, PU-28 AND P-29 IN THE 2040 WEST BELMONT VILLAGE PARK CONDO, AS DELINEATED ON A SURVEY ON THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

Chicago Title

LOTS 30 TO 35 IN BLOCK 2 IN OSCAR CHARLES SUBDIVISION OF BLOCK 48 IN OGDEN'S SUBDIVISION OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE EAST 1/2 OF THE SOUTHEAST 1/4) IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 16, 2002 AS DOCUMENT NUMBER 0020560944, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

JK

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 yet due and payable.

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: 14-19-331-036-1015 & 14-19-331-036-1053 & 14-19-331-036-1054
Address of Real Estate: 2040 W. Belmont Ave., Unit 307, PU-28 & PU-29, Chicago, IL 60618

[signatures on following page]

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Dated this 6th day of July, 2016

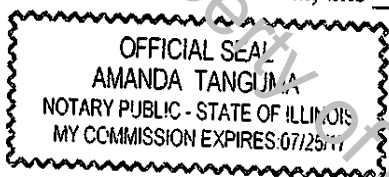
[Signature]
James A. Vanek

[Signature]
Melissa Vanek

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT James A. Vanek and Melissa Vanek, 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 6 day of July, 2016



[Signature] (Notary Public)

Prepared By: Thompson & Thompson
19 S. LaSalle St., Suite 302
Chicago, IL 60603

Mail To:

~~Van Public Est.~~
~~Games & Public Ltd.~~
~~10 S. LaSalle St., Suite 300~~
~~Chicago, IL 60603~~

Thomas + Jodi Simonelli
3040 W. Belmont Ave. #307
Chicago, IL 60618

Name & Address of Taxpayer:

Thomas & Jodi Simonelli
2040 W. Belmont Ave., Unit 307
Chicago, IL 60618