

# UNOFFICIAL COPY



Chicago Title Insurance Company

Warranty DEED  
ILLINOIS STATUTORY

Chicago Title

1/2

Doc#: 2024706419 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 09/03/2020 04:41 PM Pg: 1 of 2

Dec ID 20200701623914  
ST/CO Stamp 1-602-451-168 ST Tax \$317.00 CO Tax \$158.50  
City Stamp 1-889-629-920 City Tax: \$3,328.50

THE GRANTOR(S), Brian K. MacNamara, unmarried man, of 431 W. Oakdale Ave., Unit 13B, Chicago, IL 60657, for and in consideration of Ten and no/100 Dollars (\$10.00) and other good and valuable considerations in hand paid, convey(s) and warrant(s) to James Bova, unmarried man of 600 W. Diversy Pkwy, Apt. 715, Chicago, IL to have and to hold, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

UNIT NO. 13B, IN OAKDALE TOWERS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 6 AND THE EAST 16 2/3 FEET OF LOT 7 IN BLOCK 2 IN GILBERT HUBBARD'S ADDITION TO CHICAGO IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25371311, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

**SUBJECT TO:** Covenants, conditions and restrictions of records, special taxes or assessments for improvements not yet completed, any confirmed special tax or assessment, general taxes for 2020 and subsequent years including taxes which may accrue by reason of new or additional improvements during the years.

Permanent Real Estate Index Number(s): 14-28-118-045-1049

Address of Real Estate: 431 W. Oakdale Ave., Unit 13B, Chicago, IL 60657

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Dated this 30 day of June, 2020.

**X** BK MacNamara

Brian K. MacNamara

STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, **Brian K. MacNamara**, unmarried man, personally known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed, and delivered the said instrument as her/his/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 30th day of June, 2020.

Mary E O'Brien  
(Notary Public)

**Prepared By:**  
**MORTON RUBIN**  
Attorney at Law  
3330 Dundee Rd., Suite C-4  
Northbrook, IL 60062



**After Recording Mail To:**

John Clergy  
1915 E. Woodfield Rd. Fe 830  
Schaumburg, IL 60173

**Name and Address of Taxpayer:**

**James Bova**  
431 W. Oakdale Ave., Unit 13B, Chicago, IL 60657