

UNOFFICIAL COPY

WARRANTY DEED

AFTER RECORDING MAIL TO:

Chicago Title

C16F2)
CT 206-NW503094NB

MAIL REAL ESTATE TAX BILL TO:

Jordan A. Stein
3224 W. Palmer St., Unit 2W
Chicago, IL 60647

Doc#: 2030221219 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 10/28/2020 02:59 PM Pg: 1 of 3

Dec ID 20200901600528
ST/CO Stamp 0-297-199-072 ST Tax \$489.00 CO Tax \$244.50
City Stamp 1-300-489-696 City Tax: \$5,134.50

(Reserved for Recorders Use Only)

THE GRANTOR: Benjamin Volpe, married man, of 3224 W. Palmer St., Unit 2W, Chicago, IL 60647, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to Jordan A. Stein, a single man, of 3171 N Hudson Ave, apt 3C Chicago, IL 60647, to have and to hold, the following described Real Estate, situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Commonly known as: 3224 W. Palmer St., Unit 2W Chicago, IL 60647
PIN: 13-35-217-031-1004

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

SUBJECT TO: (a) General real estate taxes not due and payable at the time of closing; (b) Special Assessments confirmed after Contract date; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Zoning laws and Ordinances; (e) Easements for public utilities; (f) Drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

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DATED this 19 day of September, 2020.

Ben Volpe
Benjamin Volpe

Kathryn J Volpe
Kathryn Volpe
signed for the purpose
of waiving homestead rights

STATE OF IL)
COUNTY OF Cook) SS

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Benjamin Volpe, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and individually acknowledged that he/she signed and delivered the said instrument as his/her 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 19 day of September, 2020.

Dmitry Meleshko
Notary Public

NAME AND ADDRESS OF PREPARER:

Dmitriy Meleshko
Attorney at Law
425 Huehl, Suite 4B
Northbrook, IL 60062



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LEGAL DESCRIPTION

Order No.: 20GNW503094NB

PARCEL 1:

UNIT 2W IN 3224 W. PALMER CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 11 IN BLOCK 6 IN SHIPMAN, BILL AND MERRILL'S SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "E" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 1616234041, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-3, STORAGE SPACE S-2 AND ROOF RIGHTS R-2, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 1616234041.