

UNOFFICIAL COPY

Doc#: 2030638171 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 11/03/2020 12:52 PM Pg: 1 of 2

Warranty Deed Statutory (Illinois)

Dec ID 20200901698952
ST/CO Stamp 1-529-062-880 ST Tax \$340.00 CO Tax \$170.00
City Stamp 1-745-790-432 City Tax: \$3,570.00

206SA260169NA

1 of 2

The GRANTOR ROMAN GNYDA, an unmarried man, of the City of Chicago County of Cook, and State of Illinois, for and in consideration of Ten & 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to

CRISTIAN G. BELTRAN,

all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

UNITS 1S AND G7 IN THE 3101 N. CALIFORNIA CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 12 AND 13 IN SOFIE BAUERMEISTER'S SUBDIVISION OF LOT 2 IN RICHON AND BAUERMEISTER'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM, RECORDED AS DOCUMENT 0733203013; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: General real estate taxes for 2020 and subsequent years.

Permanent Real Estate Index Number(s): 13-25-204-029-1001; 13-25-204-029-1015

Address(es) of Real Estate: 3101 N. California Ave., #1S
Chicago, IL 60618

THIS IS NOT THE HOMESTEAD PROPERTY OF THE GRANTOR.

Dated: September 18, 2020


ROMAN GNYDA

UNOFFICIAL COPY

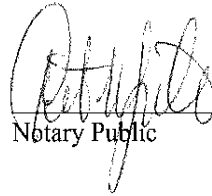
State of Illinois)
)
County of Cook) ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ROMAN GNYDA, 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 acknowledged that he signed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.



Given under my hand and seal, this 18th day of September, 2020.

Commission expires: 2/24/2024



Notary Public

This instrument prepared by: Law Offices of Kulas & Kulas, P.C., 2329 W. Chicago Ave., Chicago, Illinois 60622

Property of Cook County Clerk's Office

Mail to:

Mark E. Edison, Esq.
1415 W. 22nd St., Tower Floor
Oak Brook, IL 60523

Send subsequent tax bills to:

Cristian G. Beltran
3101 N. California Ave., #1S
Chicago, IL 60618