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Doc# 2030916080 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 11/04/2020 12:38 PM Pg: 1 of 2

WARRANTY DEED Statutory (Illinois)

Dec ID 20200601615475
ST/CO Stamp 1-513-552-608 ST Tax \$436.00 CO Tax \$218.00
City Stamp 1-012-808-416 City Tax: \$4,578.00

THE GRANTORS, JASON SNUSZ and ZIPPORAH ALLEN, husband and wife, of the City of Irvine, County of Orange and State of California, for the consideration of Ten and no/100 Dollars (\$10.00), and other good and valuable consideration, in hand paid, CONVEY AND WARRANT TO ROSS MODJESKA, of 2040 W. North Avenue, Unit 402, Chicago, Illinois, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION RIDER ATTACHED HERETO.

Subject to: Real Estate taxes for the year 2019 and subsequent years; covenants, conditions and restrictions of record; terms, provisions, covenants and conditions of Declaration of Condominium and all amendments thereto; public and utility easements including any easements established by or implied from the Declaration of Condominium or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act; installments due after the date of closing of general assessments established pursuant to the Declaration of Condominium.

Real Estate Tax Number: 14-31-333-029-1025 and 14-31-333-029-1035

Address of Real Estate: 2045 W. Concord Place, Unit 504, Chicago, IL 60647

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

DATED this 24 day of June, 2020

Jason Snusz (SEAL)
Jason Snusz

Zipporah Allen (SEAL)
Zipporah Allen

STATE OF Illinois }
COUNTY OF Lake } SS

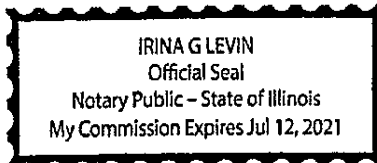
I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that JASON SNUSZ and ZIPPORAH ALLEN, husband and wife, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and 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 24th day of June, 2020
Irina G. Levin
Notary Public

This instrument was prepared by
Joel S. Hymen, Esq., Hymen & Blair, P.C., 1411 McHenry Road, Suite 125, Buffalo Grove, IL 60089

MAIL TO:

SEND SUBSEQUENT TAX BILL TO:



DKMO
11 S. Dunton
Arlington Heights, IL

Ross Modjeska
2045 W. Concord Pl.
Unit 504
Chicago, IL 60647

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Address Given: 2626 N. Lakeview, Unit 3503
Chicago, IL 60614


Property Tax No(s): 14-28-318-064-1351

Legal Description:

UNIT 3503 AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL"):



LOTS 13, 14, 15 AND 16 IN SUBDIVISION OF BLOCK 3 OF OUTLOT "A" OF WRIGHTWOOD BEING A SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 17, 1886 AS DOCUMENT NUMBER 773976 IN BOOK 24 OF PLATS, PAGE 31, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM OWNERSHIP FOR 2626 LAKEVIEW CONDOMINIUM ASSOCIATION MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 4, 1967, AND KNOWN AS TRUST NUMBER 25000 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 23671679 AND AMENDED FROM TIME TO TIME TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

	CHICAGO:	3,270.00
	CTA:	1,308.00
	TOTAL:	4,578.00 *

14-31-333-029-1025 | 20200601615475 | 1-012-808-416

Total does not include any applicable penalty or interest due.

		COUNTY:	218.00
		ILLINOIS:	436.00
		TOTAL:	654.00

14-31-333-029-1025 | 20200601615475 | 1-513-552-608