



Doc# 2033962179 Fee \$93.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

EDWARD H. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 12/04/2020 02:21 PM PG: 1 OF 2

WARRANTY DEED

~~Joint Tenant~~

TENANTS IN COMMON

Old Republic National Title Insurance Company
9601 Southwest Highway
Oak Lawn, IL 60453

File No: 20124538

THIS INDENTURE WITNESSETH, that the Grantor(s), Joseph S. Calabretta, of the County of Cook and State of Illinois for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, CONVEY(S) and WARRANT(S) TO Anthony Regalado, a single person and Jennifer Bulvan, a single person of Chicago, as Tenants in Common and not as Joint Tenants, the following described real estate, to-wit:

THE SOUTH 14.5 FEET OF LOT 44 AND ALL OF LOT 45 IN BLOCK 8 IN SPRINGER AND FOX'S ADDITION TO CHICAGO, IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 17-32-110-052-0000

Address of the Property: 3249 S. Throop, Chicago, IL 60608

Subject to the following restrictions: a) all taxes and special assessments for the year 2020 and thereafter; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) roads and highways; situated in, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 4th Day of November, 2020


Joseph S. Calabretta
JOSEPH S. CALABRETТА

S Y
P 2
S X
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SC X
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INT

UNOFFICIAL COPY

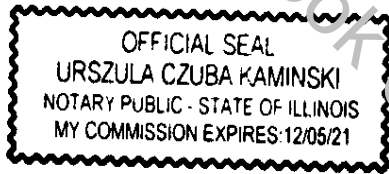
STATE OF ILLINOIS)

COUNTY OF COOK)ss.

REAL ESTATE TRANSFER TAX		10-Nov-2020
	CHICAGO:	3,495.00
	CTA:	1,398.00
	TOTAL:	4,893.00 *
17-32-110-052-0000 20201101651361 0-018-795-488		
* Total does not include any applicable penalty or interest due.		

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT, Joseph S. Calabretta, personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/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 Notarial Seal this 4th day of November, 2020.





Urszula Czuba Kaminski

Notary Public

This Instrument was prepared by:

Urszula Czuba-Kaminski & Associates, PC
 7015 West Archer Ave
 Chicago IL 60638

REAL ESTATE TRANSFER TAX		10-Nov-2020
	COUNTY:	233.00
	ILLINOIS:	466.00
	TOTAL:	699.00
17-32-110-052-0000 20201101651361 1-632-330-976		

Future Tax Bills to:

After recording return document to:

Mr. Anthony Regalado _____

Mr. Anthony Regalado _____

3249 S. Throop _____

3249 S. Throop _____

Chicago, IL 60608 _____

Chicago, IL 60608 _____
