

UNOFFICIAL COPY

WARRANTY DEED ILLINOIS STATUTORY

Doc#: 2102121099 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/21/2021 10:45 AM Pg: 1 of 4

Dec ID 20201201685262
ST/CO Stamp 1-893-134-304 ST Tax \$295.00 CO Tax \$147.50
City Stamp 1-677-619-168 City Tax: \$3,097.50

Mail to:

Beaumont milk/lard
10 S. Kasloff #2920
Chicago IL 60603

Name & Address of Taxpayer:

Megan Byrne
2720 W. Cortland #405
Chicago, IL 60647

(Space for Recorder's Use)

THE GRANTOR(S), THOMAS R. ALARIO AND DANIELLE ALARIO, DIVORCED AND
NOT SINCE REMARRIED,

of the CITY of CHICAGO, County of COOK State of ILLINOIS

for and in consideration of TEN DOLLARS DOLLARS

and other good and valuable consideration, in hand paid, CONVEY(S) and WARRANT(S) to
THE GRANTEE(S), MEGAN BYRNE, a single person, as sole owner

(Grantee's Address) _____

of the _____ of _____, County of _____ State of _____

in the form of ownership: Fee Simple

all interest in the following described real estate situated in the County of COOK, in the State of Illinois to wit:

REAL ESTATE TRANSFER TAX	21-Dec-2020
CHICAGO:	2,272.50
CTA:	885.00
TOTAL:	3,097.50 *



13-36-401-032-1061 | 20201201685262 | 1-677-619-168

* Total does not include any applicable penalty or interest due.

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REAL ESTATE TRANSFER TAX	21-Dec-2020
COUNTY:	147.50
ILLINOIS:	295.00
TOTAL:	442.50



13-36-401-032-1061 | 20201201685262 | 1-893-134-304

(NOTE: If additional space is required for legal, attach on a separate 8-1/2" x 11" sheet.)

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

Subject to: Covenants, conditions & restrictions of record; building lines & easements; property taxes not yet due and payable at time of closing

Permanent Index Number(s): 13-36-401-032-1031 13-36-401-032-1061 13-36-401-032-1061

Property Address: 2720 W CORTLAND ST, UNIT 405, CHICAGO, IL 60647

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Dated this 10 day of December, 2020

Thomas R. Alario (Seal)

THOMAS R. ALARIO

(Seal)

DANIELLE ALARIO

(Seal)

(Seal)

(NOTE: Please type or print names below all signatures.)

STATE OF IL)
COUNTY OF COOK) ss

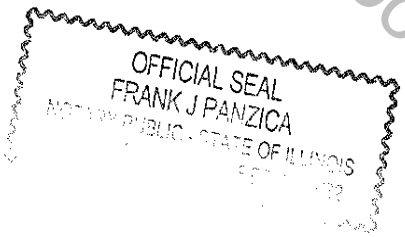
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT
THOMAS R. ALARIO AND DANIELLE ALARIO

personally known to me to be the same person(s) whose name(s) 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 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 10 day of December, 2020.

Frank J. Panzica
Notary Public

(Seal)



My commission expires: 9-9-22

COUNTY, ILLINOIS TRANSFER STAMP

or

Name & Address of Preparer:
Frank Panzica
Frank Panzica Law, Inc.
8770 W. Bryn Mawr, Ste 1300
Chicago, IL 60631

Exempt under provisions of Paragraph _____
Section 4, Real Estate Transfer Tax Act.
Date: _____

Buyer, Seller or Representative

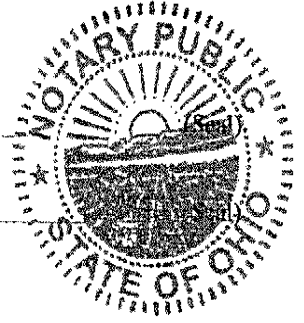
** This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument (Chap. 55 ILCS 5/3-5022).

UNOFFICIAL COPY

Dated this 10th day of December, 2020

(Seal)
THOMAS R. ALARIO

[Signature]
DANIELLE ALARIO



(NOTE: Please type or print names below all signatures.)

STATE OF Ohio)
COUNTY OF Butler) ss

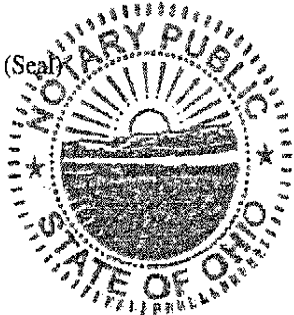
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THOMAS R. ALARIO AND DANIELLE ALARIO

personally known to me to be the same person(s) whose name(s) 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 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 10 day of December, 2020

[Signature]

Notary Public



My commission expires: Micah Burden
Notary Public
State of Ohio
Commission Expires August 18, 2024

COUNTY ILLINOIS TRANSFER STAMP

Name & Address of Preparer:
Frank Panzica
Frank Panzica Law, Inc.
8770 W. Bryn Mawr, Ste 1300
Chicago, IL 60631

or
Exempt under provisions of Paragraph _____
Section 4, Real Estate Transfer Tax Act.
Date: _____

Buyer, Seller or Representative

** This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument (Chap. 55 ILCS 5/3-5022).

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Legal Description

PARCEL 1: UNIT 405 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN CORTLAND TOWERS CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0331019171, AS AMENDED IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE NO. P-16, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

Property Address:
2720 W Cortland St, Unit 405
Chicago, IL 60647

Pin: 13-36-401-032-1061 and 13-36-401-032-1061

Property of Cook County Clerk's Office