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Doc# 2102940045 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/29/2021 02:35 PM PG: 1 OF 3

WARRANTY DEED

Old Republic Title
9601 Southwest Highway
Oak Lawn, IL 60453

File No: 20128862 1/2

THIS INDENTURE WITNESSETH, that the Grantor(s), Diane Curtis^{And William Hamrick}, a married woman, of 2619 N Ashland Ave., Unit 3N, Chicago, IL 60614 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 Aaron Gemeny, A SINGLE MAN, the following described real estate, to-wit:

PARCEL 1:

UNIT 3N IN THE 2619 NORTH ASHLAND AVENUE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOTS 10 AND 11 IN SUBDIVISION OF THE WEST 145 FEET OF LOT 9 IN BLOCK 45 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART OF SAID LOTS LYING WEST OF A LINE 50 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SECTION 29) IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 98399599; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF LIMITED COMMON ELEMENT P-5 AS DELINEATED AND SET FORTH IN SECTION 3.10 OF THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 98399599 AND DEPICTED ON THE PLAT OF SURVEY OF SAID 2619 NORTH ASHLAND AVENUE CONDOMINIUM.


Permanent Real Estate Index Number: 14-29-300-087-1005

Address of Real Estate: 2619 N Ashland Ave Unit 3N, Chicago, IL 60614

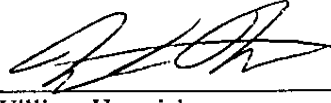
Subject to the following restrictions: a) all taxes and special assessments for the year 2020 and thereafter; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) roads and highways; situated in, hereby releasing and waiving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

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Dated this 16 Day of January, 2021



Diane Curtis



William Hamrick

REAL ESTATE TRANSFER TAX 27-Jan-2021



CHICAGO:	2,673.75
CTA:	1,069.50
TOTAL:	3,743.25 *

14-29-300-087-1005 | 20210101619683 | 0-224-150-544

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

REAL ESTATE TRANSFER TAX

27-Jan-2021



COUNTY:	178.25
ILLINOIS:	356.50
TOTAL:	534.75

14-29-300-087-1005

| 20210101619683 | 0-526-798-864

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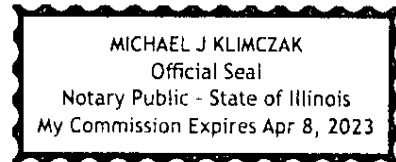
STATE OF ILLINOIS)

COUNTY OF COOK) ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT , Diane Curtis and William Hamrick, 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 16 day of JAN, 2021.

Michael J Klimczak
Notary Public



This Instrument was prepared by:

Das Law, Ltd.
1016 West Jackson Blvd
Suite 509
Chicago, IL 60607

Future Tax Bills to:

AARON GEMENY
2619 N ASHLAND AVE., UNIT 3N
CHICAGO, IL 60614

After recording return document to:

AARON GEMENY
2619 N ASHLAND AVE., UNIT 3N
CHICAGO, IL 60614

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