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WARRANTY DEED ILLINOIS STATUTORY

Doc# 2105021012 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/19/2021 09:26 AM Pg: 1 of 4

Dec ID 20210101609523
ST/CO Stamp 1-538-950-160 ST Tax \$407.50 CO Tax \$203.75
City Stamp 0-023-906-320 City Tax: \$4,278.75

20. ~~2021~~ 2056

Property of Cook County Clerk's Office

(The Above Space for Recorder's Use Only)

THE GRANTOR Ivona Adkins, divorced and not since remarried, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Johanna Concialdi, a UNMARRIED person, of Chicago, IL, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Permanent Index Number(s): 14-31-328-116-1012
Property Address: 2225 West Wabansia Avenue Unit 404, Chicago, IL 60647

SUBJECT TO: Covenants, conditions and restrictions of record, utility easements and general taxes for the year 2020 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

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

Dated this 22 day of JANUARY, 2021.

Ivona Adkins (Seal)
Ivona Adkins

REAL ESTATE TRANSFER TAX		01-Feb-2021	
	COUNTY:	203	75
	ILLINOIS:	407	50
	TOTAL:	610	25

14-31-328-116-1012 | 20210101609523 | 1-538-950-160

REAL ESTATE TRANSFER TAX		01-Feb-2021	
	CHICAGO:	3,056.25	
	CTA:	1,222.50	
	TOTAL:	4,278.75	*

14-31-328-116-1012 | 20210101609523 | 0-023-906-320
* Total does not include any applicable penalty or interest due.

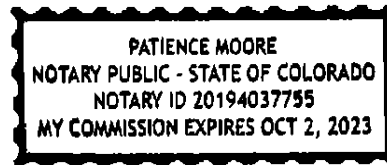
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STATE OF Colorado)
) SS,
COUNTY OF Douglas)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Ivona Adkins 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 she signed, sealed and delivered in the instrument as her 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 22 day of January, 2021.

Patience Moore
Notary Public



THIS INSTRUMENT PREPARED BY
Drost Kivlahan McMahon & O'Connor LLC
11 South Dunton Ave
Arlington Heights, IL 60005

MAIL TO:

Law Offices of John T. Gonnella
33 South Roselle Road
Schaumburg, IL 60193

SEND SUBSEQUENT TAX BILLS TO:

Johanna Concialdi
2275 West Wabansia Avenue Unit 404
Chicago, IL 60647

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EXHIBIT "A"

Parcel 1:

Unit 404 together with its undivided percentage interest in the common elements in Ice House Loft Condominium, as delineated and defined in the Declaration recorded as Document Number 80439487, in the Southwest 1/4 of Section 31, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2:

The exclusive right to use Parking Space No. 8, a limited common element, as shown as defined in the above referenced Declaration of Ice House Lofts.

Tax ID # 14-31-328-116-1012

PIN(S): 14-31-328-116-1012

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