

UNOFFICIAL COPY

Doc#: 2109218041 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/02/2021 06:59 AM Pg: 1 of 2

Dec ID 20210301657325
ST/CO Stamp 1-632-070-160 ST Tax \$210.00 CO Tax \$105.00
City Stamp 0-232-210-960 City Tax: \$2,205.00

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR, MARY ROBERTS, an unmarried person, CONVEY(S) and WARRANT(S) to EMILY S PIZZUTO, individually, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

Stc 1078397GE
JAZ

PARCEL 1: UNIT NUMBER 2531-2E IN THE TALMAN COURT CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 12 AND 13 IN BLOCK 14 IN HARRIET FARLIN'S SUBDIVISION OF THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED THE DECLARATION OF CONDOMINIUM I RECORDED AS DOCUMENT NUMBER 00719943; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO USE S-5, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM AFORESAID.

SUBJECT TO: covenants, conditions and restrictions of record, so long as they do not interfere with the intended use of the property; public and utility easements; acts done or suffered through Buyer, and general real estate taxes not yet due and payable at the time of closing.

Permanent Real Estate Index Number(s): 13-25-419-036-1006

Address (es) of Real Estate: 2531 North Talman Avenue, Unit 2E, Chicago, Illinois 60647

This 20th day of February, 20 21

REAL ESTATE TRANSFER TAX

08-Mar-2021



CHICAGO:	1,575.00
CTA:	630.00
TOTAL:	2,205.00 *

13-25-419-036-1006 | 20210301657325 | 0-232-210-960

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

MARY ROBERTS

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STATE OF ILLINOIS ss.
COUNTY OF COOK



I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that MARY ROBERTS, is personally known to me to be the same person(s) whose name is subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such and he signed and delivered the said instrument, as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 28 day of February, 2021.

~~*Alexander Gler*~~ (Notary Public)
~~# KVA 6254~~
~~My Commission Expires 4-13-2024~~

Prepared by:
Kimberly Freeland, Attorney at Law, 806 N Peoria St. Chicago, IL 60642

Mail To:
~~BARBARA B. GOODMAN~~
~~555 SKOKIE BOULEVARD~~
~~SUITE 250~~
~~NORTHBROOK, ILLINOIS 60062~~

REAL ESTATE TRANSFER TAX		18-Mar-2021
		COUNTY: 105.00
		ILLINOIS: 210.00
		TOTAL: 315.00
13-25-419-036-1006		20210301657325 1-632-070-160

Name and Address of Taxpayer:
Emily S Pizzuto
2531 North Talman Avenue, Unit 2E
Chicago, Illinois 60647

Property of Cook County Clerk's Office