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THIS DOCUMENT WAS
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Doc#: 2109218101 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/02/2021 08:31 AM Pg: 1 of 5

Dec ID 20210301668199
ST/CO Stamp 1-356-646-928 ST Tax \$760.00 CO Tax \$380.00
City Stamp 0-248-959-504 City Tax: \$7,980.00

STEWART TITLE
700 E. Diehl Road, Suite 120
Naperville, IL 60563

WARRANTY DEED

THIS INDENTURE is made as of this 17th day of MARCH, 2021 by and between **SRD Development LLC**, an Illinois Limited Liability Company ("Grantor"), and **Ryan Gazda** as a married man of the City of Chicago, State of Illinois ("Grantee").

WITNESSETH, that Grantor, for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, to it in hand paid by Grantee, the receipt of which is hereby acknowledged, does by these presents CONVEYS AND WARRANTS unto Grantee, all interest in the following described real estate situated in the County of Cook, in the State of Illinois to wit:

See Exhibit A attached hereto

SUBJECT TO: General real estate taxes not yet due and payable at the time of closing; covenants, conditions and restrictions of record; building lines and easements, if any; and public and utility easements.

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

Permanent Real Estate Tax Number: 14-31-118-022-0000
Address of Real Estate: 2140 North Claremont Avenue, Unit 2, Chicago, IL 60647

SIGNATURE PAGE FOLLOWS

REAL ESTATE TRANSFER TAX	19-Mar-2021
CHICAGO:	5,700.00
CTA:	2,280.00
TOTAL:	7,980.00 *

14-31-118-022-0000 | 20210301668199 | 0-248-959-504

REAL ESTATE TRANSFER TAX	19-Mar-2021
COUNTY:	380.00
ILLINOIS:	760.00
TOTAL:	1,140.00

14-31-118-022-0000 | 20210301668199 | 1-356-646-928

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

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IN WITNESS WHEREOF, Grantors aforesaid have signed and sealed this Deed this 10th day of ~~February~~, 2021.

March

SRD Development LLC



By: Stephen Dykun, manager

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Grantor hereby grants to the grantee, its successors, heirs and assigns, all rights and easements as set forth in the Declaration of Party Wall Rights, Conditions, Restrictions and Easements for the benefit of said land, and grantor hereby reserves to itself, its successors, heirs or assigns, the rights and easements set forth in said declaration for the benefit of the remaining land set forth therein.

This deed is subject to all rights, easements, covenants, restrictions and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein.

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State of ILLINOIS)
) ss
County of COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Stephen Dykun, 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 it signed, sealed and delivered this said instrument as its 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 official seal, this 10th day of ^{March}~~February~~, 2021.

Doris Kay Brubaker
Notary Public

Commission expires:

Send Subsequent Tax Bills To:

Ryan Garda
2140 NORTH CLAREMONT, #2
CHICAGO, IL 60647



After Recording Return To:

Ryan Garda
2140 NORTH CLAREMONT, #2
CHICAGO, IL 60647

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ALTA COMMITMENT FOR TITLE INSURANCE SCHEDULE A

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Exhibit A - Legal Description

Unit 2 together with its undivided percentage interest in the common elements in 2140 North Claremont Avenue Condominium Association, as delineated and defined in the Declaration of Condominium recorded as document number 2106957020, of the following described real estate: Lot 22 in Block 12 in Holstein, a Subdivision of the West 1/2 of the Northwest 1/4 of Section 31, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

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This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice, the Commitment to Issue Policy, the Commitment Conditions, Schedule A, Schedule B, Part I - Requirements, and Schedule B, Part II - Exceptions; and a countersignature by the Company or its Issuing agent that may be in electronic form.

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008UN-ALTA Commitment For Title Insurance (8/1/16)

