## **UNOFFICIAL COPY**

WARRANTY DEED Illinois Doc#. 2110420426 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 04/14/2021 11:36 AM Pg: 1 of 2

Dec ID 20210301678130

ST/CO Stamp 0-267-830-800 ST Tax \$120.00 CO Tax \$60.00

City Stamp 0-544-963-600 City Tax: \$1,260.00

Above Space for Recorder's Use Only

THE GRANTOR, NICK LARUCCI, married to APRIL LARUCCI\*, of 8609 W. Sunnyside Avenue, Chicago, Illinois 60656, County of Cook, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, CONVEYS and WARRANTS to APOLO GROUP, LLC, an Idiacis limited liability company, of State of Illinois, to wit:

## PARCEL 1:

UNIT NUMBER 30 IN THE PARKSIDE SQUAPE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

CERTAIN PARTS OF THE WEST 208.50 FEET (AS ME ASULED ON THE NORTH AND SOUTH LINES THEREOF) OF LOT 2 IN SECOND ADDITION TO SZCZESNY'S CUMPERLAND SUBDIVISION OF THE EAST 1/2 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF 1"1E NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE WEST 33.0 FEET THEREOF, ALSO EXCEPT THE NORTH 33.0 FEET THEREOF, ALSO EXCEPT THE SOUTH 33.0 FEET THEREOF) IN COOK COUNTY, II LIPLOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0010780629, AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

## PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-40, A LIMITED COMMON ELEMENT AS DELINEATED ON THAT SURVEY RECORDED AS DOCUMENT 0010780629.

P.I.N.: 12-11-122-012-1030

c/k/a: 5511 N. Chester Avenue, #30, Chicago, Illinois 60656

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

Subject only to: covenants, conditions, and restrictions of record, and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; general real estate taxes not due and payable at the time of Closing; terms and provisions of the Declaration of Condominium/Covenants, Conditions and Restrictions ('Declaration/CCRs") and all amendments; public and utility easements including any easements established by or implied from the Declaration/CCRs or amendments thereto; party wall rights and agreements; 1irnitations and conditions imposed by the Governing Law; installments due after the date of Closing of general assessments established pursuant to the Declaration/CCRs

[SIGNATURE PAGES TO FOLLOW]

715to0005PK

## **UNOFFICIAL COPY**

Dated this Ush day of March, 2021	
NICK LARUCCI (SEAL)	APRIL LARUCCI *signing solely to waive any homestead rights he or she may have in the property.
HEREBY CERTIFY that NICK LARUCCI a the same persons whose names are subscribed day in person, and acknowledge: that they significantly in the subscribed day in person, and acknowledge: the subscribed day in person and acknowledge: the subscribed day in person acknowledge day in person acknowledge.	in and for said County, in the State aforesaid, DO and APRIL LARUCCI, personally known to me to be to the foregoing instrument, appeared before me this gned, sealed and delivered the said instrument as their es therein set forth, including the release and waiver of day of March, 2021.
My Commission Expires:	NOTARY PUBLIC  OFFICIAL SEAL  S.T.A.CEY J MILES  NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSIO! EXPIRES OCT. 21, 2022
This instrument was prepared by: John Mantas, Esq. SKOUBIS MANTAS LLC 1300 West Higgins Road Suite 209 Park Ridge, Illinois 60068 Phone: (847) 696-0900	
MAIL TO:	SEND SUBSEQUENT TAX BILLS TO:
Jack Kozar	Apolo Group, LLC
105 Adell Place	5511 N Choster And #3
Elmhurst, Illinois 60126	Unilly Il house