

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 Illinois limited liability company, of State of Illinois, the following described Real Estate, situated in the County of Cook in the State of Illinois, to wit:

PARCEL 1:

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

CERTAIN PARTS OF THE WEST 208.50 FEET (AS MEASURED ON THE NORTH AND SOUTH LINES THEREOF) OF LOT 2 IN SECOND ADDITION TO SZCZESNY'S CUMBERLAND SUBDIVISION OF THE EAST 1/2 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE 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 EAST 185.0 FEET THEREOF, ALSO EXCEPT THE SOUTH 33.0 FEET THEREOF) IN COOK COUNTY, ILLINOIS 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; limitations 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]

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