

# UNOFFICIAL COPY

Doc# 2110607572 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 04/16/2021 01:39 PM Pg: 1 of 2

Dec ID 20210301679795  
ST/CO Stamp 0-412-038-160 ST Tax \$237.50 CO Tax \$118.75  
City Stamp 1-346-474-512 City Tax: \$2,493.75

A21-0536 AB  
WARRANTY DEED  
ILLINOIS STATUTORY  
Individual to Individual

Property of Cook County Clerk's Office

THE GRANTOR, WILFREDO ORTIZ, a single person, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to the GRANTEE, HARIS KOVAC, a single person, of the City of Chicago, Cook County, State of Illinois, 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 and made a part hereof*

SUBJECT TO:

Covenants, conditions and restrictions of record; public and utility easements; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes for the year 2021 and subsequent years; and

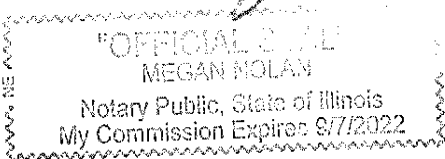
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 13-26-100-030-1137 and 13-26-100-070-1287  
Address(es) of Real Estate: 3963 W Belmont Ave #419, P-112, and S-58, Chicago, IL 60618

Dated this 27 Day of March, 20 21

Wilfredo Ortiz  
WILFREDO ORTIZ

State of Illinois )  
County of Cook ) ss



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY WILFREDO ORTIZ, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 27 day of March, 20 21

Megan Nolan (Notary Public) Commission Expires 9/7/2022

This instrument was prepared by: Jeremy Bell, 2015 W. Fullerton Ave., Chicago, Illinois 60647  
Mail To: Katerina Tsoukalas-Heithemper, 10176 Ashley St, Huntley IL 60142  
Send Subsequent Tax Bills to: HARIS KOVAC, 3963 W Belmont Ave #419, Chicago, IL 60618

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## Legal Description


PARCEL 1: UNIT 419 AND P-112 IN THE SHOEMAKER LOFTS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE LOTS, PARTS OF LOTS AND VACATED ALLEYS IN CHARLES SEEGER'S SUBDIVISION OF LOT 1 OF HAUSSEN AND SEEGER'S SUBDIVISION OF LOTS 4, 5 AND 14 IN DAVLIN, KELLEY AND CARROLL'S SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0706509105 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS;

PARCEL 2:  
NON-EXCLUSIVE EASEMENTS FOR INGRESS, EGRESS, USE AND ENJOYMENT AS CREATED BY AND SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT NUMBER 07065109104;



PARCEL 3:  
THE EXCLUSIVE RIGHT TO THE USE OF S-58, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION RECORDED AS DOCUMENT NUMBER 0706509105, IN COOK COUNTY, ILLINOIS.

Property Address:  
3963 W Belmont Ave #419  
Chicago, IL 60618

Pin: 13-26-100-030-1137 and 13-26-100-030-1287

REAL ESTATE TRANSFER TAX		31-Mar-2021
	CHICAGO:	1,781.25
	CTA:	712.50
	<b>TOTAL:</b>	<b>2,493.75 *</b>
13-26-100-030-1137   20210301679795   1-346-474-512		

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

REAL ESTATE TRANSFER TAX		31-Mar-2021
	COUNTY:	118.75
	ILLINOIS:	237.50
	<b>TOTAL:</b>	<b>356.25</b>
13-26-100-030-1137   20210301679795   0-412-038-160		