

UNOFFICIAL COPY

Doc#: 2111304251 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/23/2021 11:48 AM Pg: 1 of 3

WARRANTY DEED
ILLINOIS STATUTORY
INDIVIDUAL

Dec ID 20210401698700
ST/CO Stamp 0-749-843-984 ST Tax \$530.00 CO Tax \$265.00
City Stamp 1-286-714-896 City Tax: \$5,565.00

FIRST AMERICAN TITLE
FILE # AF1006318

Preparer File: AF1006318

THE GRANTOR(S) Nicholas J. Comminos, married to Skye McGinnis N/K/A Skye Comminos, both of the City of Chicago, County of Cook, State of IL for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Erin Levy, an unmarried woman, of 2211 N Milwaukee Ave, Unit 612, Chicago, IL 60647, all interest in the following described Real Estate situated in the County of Cook in the State of IL, to wit:

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO: general real estate taxes not due and payable; covenants, conditions and restrictions of record; building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the property.

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): 13-36-413-050-1006

Address(es) of Real Estate: 2533 W Cortland Street, Unit 3E
Chicago, IL 60647

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Dated this 8 day of April, 2021

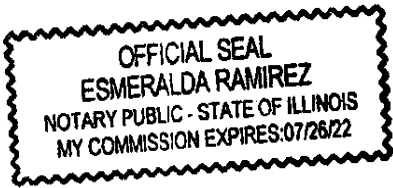
X [Signature]
Nicholas J. Comminos

X [Signature]
Skye McGinnis N/K/A Skye Comminos

STATE OF ILLINOIS, COUNTY OF COOK SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Nicholas J. Comminos and Skye McGinnis N/K/A Skye Comminos, 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 8 day of April, 2021.



[Signature]
Notary Public

Prepared by:
Thakrar & Associates, PC
1001 Green Bay Road, Suite 234
Winnetka, IL 60093

Mail to:
Michael Gunderson
2155 W. Roscoe St.
Chicago, IL
60618

Name and Address of Taxpayer:
Erin Levy
2533 W Cortland Street, Unit 3E
Chicago, IL 60647

Proposed by Cook County Clerk's Office

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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: PARCEL 1: UNIT 3E IN THE 2533-35 WEST CORTLAND STREET CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 1014516001 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE NUMBER P-6, AND STORAGE SPACE NUMBER S-3, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NO. 1014516001. EXCLUSIVE RIGHT TO THE USE OF THE ROOFTOP LIMITED COMMON ELEMENT AS ASSIGNED IN EXHIBIT "B" OF THE DECLARATION AFORESAID RECORDED AS DOCUMENT NO. 1014516001.

Permanent Index #'s: 13-36-413-050-1006 (Vol. 531)

Property Address: 2533 West Cortland Street, Apartment 3E, Chicago, Illinois 60647

Property of Cook County Clerk's Office