

14

UNOFFICIAL COPY



2111913018D

Doc# 2111913018 Fee \$88.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/29/2021 09:45 AM PG: 1 OF 3

**Warranty Deed
Individual to Individual
Statutory (Illinois)**

Above Space for Recorder's Use Only

THE GRANTOR(S) Frank Servidio, unmarried, of 2251 W. Wabansia, Unit 105, Chicago, IL 60647, for and in consideration of (\$10.00) TEN DOLLARS and other good and valuable consideration, in hand paid, CONVEY and WARRANT(s) to Brian Gracia, single man, of _725 N. Aberdeen St, Unit 406, Chicago IL 60642.

For value received, Grantor hereby grants, remises, and conveys unto Grantee, and to Grantee's heirs and assigns forever herein, all of Grantor's right, title and interest in and to that certain tract or parcel of land situated in the County of Cook, State of Illinois, described as follows:

SEE EXHIBIT "A" attached hereto and made a part hereof

PINs 14-31-328-137-1005

CKA: 2251 W. Wabansia, Unit 105 and G-19, Chicago, IL 60647

Subject to covenants, conditions and restrictions of record, easements of record, and real estate taxes not yet payable but hereby releasing and waiving all rights under all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

REAL ESTATE TRANSFER TAX		22-Mar-2021
	COUNTY:	250.00
	ILLINOIS:	500.00
	TOTAL:	750.00
14-31-328-137-1005 20210301653745 0-595-440-144		

REAL ESTATE TRANSFER TAX		22-Mar-2021
	CHICAGO:	3,750.00
	CTA:	1,500.00
	TOTAL:	5,250.00
14-31-328-137-1005 20210301653745 0-988-294-160		

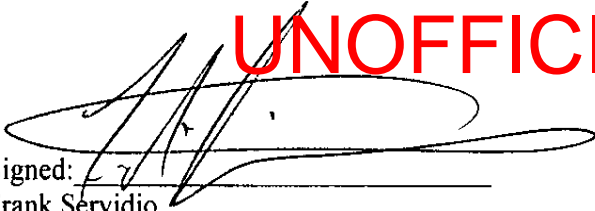
* Total does not include any applicable penalty or interest due.

Dated this 24th day of February 2021

21CBA046271LP RYD 10/2

Y
3
Y-1
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10/2

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Signed: 
Frank Servidio

STATE OF

COUNTY OF

Cook

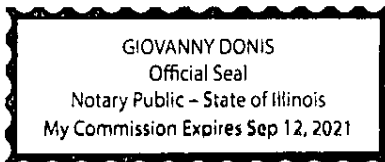
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Frank Servidio, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and 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 24th day of February, 2021.

Commission expires 02/24/2021


NOTARY PUBLIC

Prepared by:
Matt Albrecht



Mail to:

Brian Gracia
2251 W Wabansia Ave
Unit 105
Chicago IL 60647
Name and Address of Taxpayer:

Brian Gracia
2251 W Wabansia Ave
Unit 105
Chicago IL 60647

Property of Cook County Clerk's Office

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CHICAGO TITLE
COMPANY

LEGAL DESCRIPTION

Order No.: 21CSA046271LP

For APN/Parcel ID(s): 14-31-328-137-1005

PARCEL 1:

UNIT NUMBER 105 IN THE OAKLEY MANOR CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

THAT PART OF LOTS 78 TO 85, BOTH INCLUSIVE, LYING WEST OF A LINE DRAWN FROM A POINT IN THE NORTH LINE OF SAID LOTS, 210.38 FEET EAST OF THE NORTHWEST 1/4 OF LOT 78 AFORESAID TO A POINT IN THE SOUTH LINE OF SAID LOTS 210.69 FEET EAST OF THE SOUTHWEST CORNER OF LOT 78 AFORESAID (EXCEPT THEREFROM THE WEST 6.0 FEET OF LOT 78 AFORESAID) IN ISHAM'S RESUBDIVISION OF PARTS OF BLOCKS 3, 4 AND 5 OF ISHAM'S SUBDIVISION OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 LYING SOUTHWEST OF MILWAUKEE AVENUE EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0509734001; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE G-19, LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE AFOREMENTIONED DECLARATION OF CONDOMINIUM.