

# UNOFFICIAL COPY

MAIL TO:  
Christopher R. Karsten  
Karsten Law Offices, LLC  
155 N. Wacker Dr., Suite 4250  
Chicago, Illinois 60606



Doc# 2112417019 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/04/2021 01:28 PM PG: 1 OF 2

MAIL TAX BILLS TO:  
Belczak/Ladniak  
4212 N. Ashland Ave, Unit 2N  
Chicago, IL 60613

Chicago Title  
21GSA441073 NA NB

1052  
WARRANTY DEED  
Statutory (Illinois)

THE GRANTOR, CHRISTOPHER J. GEISE, a single man, of Chicago Illinois for and in consideration of TEN DOLLARS and other good and valuable consideration, in hand paid, CONVEY AND WARRANT to: MATTHEW LADNIAK & CHLOE BELCZAK, both single persons, never married, of 3642 N. Lakewood, Apartment 3F, Chicago, IL 60613, as joint tenants with right of survivorship, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

UNIT 2 IN BERTEAU TERRACE CONDOMINIUM, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS DELINEATED AND DEFINED IN THE DECLARATION OF CONDOMINIUM OWNERSHIP DATED SEPTEMBER 5, 1997 AND RECORDED SEPTEMBER 10, 1997 AS DOCUMENT NUMBER 97665269, A SUBDIVISION OF LOT 10 (EXCEPT THAT PART OF LOT 10 LYING WITHIN THE EAST 50 FEET SECTION TAKEN FOR ASHLAND AVENUE) IN BLOCK 27 IN RAVENSWOOD SUBDIVISION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SOUTHEAST 1/4 OF SECTION 18, AND PART OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Subject to Covenants, Conditions, Restrictions and Easements of Record, Declaration of Condominium, and taxes not yet due and payable but hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

permanent Real Estate Tax No: 14-18-410-040-1005

Address of Real Estate: 4212 N. Ashland Avenue, Unit 2N,  
Chicago, IL 60613

DATED this 26th day of February, 2021.

S Y  
P 2  
S 4-1  
M \_\_\_\_\_  
SC \_\_\_\_\_  
E \_\_\_\_\_  
INT 10

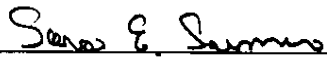
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CHRISTOPHER J. GEISE

State of Illinois     )  
  )ss.  
County of Cook        )


I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that CHRISTOPHER J. GEISE to be the same person whose name is 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 26th day of February, 2021.



  
Notary Public

Notary Public

This instrument was prepared by: John Sumner Majer, 1617 N. Hoyne, Chicago, Illinois, 60647

REAL ESTATE TRANSFER TAX		03-Mar-2021
	CHICAGO:	2,887.50
	CTA:	1,155.00
	TOTAL:	4,042.50
14-18-410-040-1005   20210201646953   0-332-880-912		
* Total does not include any applicable penalty or interest due.		



REAL ESTATE TRANSFER TAX		03-Mar-2021
 	COUNTY:	192.50
	ILLINOIS:	385.00
	TOTAL:	577.50
14-18-410-040-1005   20210201646953   0-341-769-232		