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Doc# 2115201524 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/01/2021 01:42 PM Pg: 1 of 3

Dec ID 20210501631949
ST/CO Stamp 0-943-757-584 ST Tax \$430.00 CO Tax \$215.00
City Stamp 1-204-472-080 City Tax: \$4,515.00

**WARRANTY DEED
ILLINOIS STATUTORY
Individual to Individual**

Stc 1199184
10F2
SAS

THE GRANTOR, Allison Suarez, now known as Allison S. Lynch, married to Timothy J. Lynch, 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 Adam ~~James~~ Seppi 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; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; homeowners or condominium association declaration and bylaws, if any; and general real estate taxes not yet due and payable at the time of Closing.



Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

Permanent Real Estate Index Number(s): 14-29-307-067-1002
Address(es) of Real Estate: 2649 N Southport Avenue, Unit 2, Chicago, IL 60614

Dated this 6th day of May, 2021.

REAL ESTATE TRANSFER TAX		19-May-2021
	CHICAGO:	3,225.00
	CTA:	1,290.00
	TOTAL:	4,515.00 *

14-29-307-067-1002 | 20210501631949 | 1-204-472-080

REAL ESTATE TRANSFER TAX		25-May-2021
	COUNTY:	215.00
	ILLINOIS:	430.00
	TOTAL:	645.00

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

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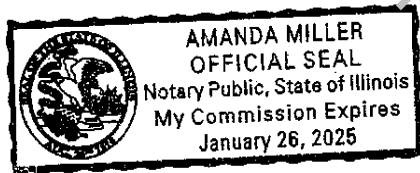
Allison S. Lynch
Allison S. Lynch

Timothy J. Lynch
Timothy J. Lynch, signing for the purpose of waving
and releasing any and all homestead rights

STATE OF IL, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Allison S. Lynch, personally known to me 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 6th day of May, 20 21.



Amanda Miller (Notary Public)

Prepared by:
Dana C. Siragusa
Siragusa Law
25 E. Washington Suite 700
Chicago, Illinois 60602

Mail to:
Adam James Seppi
2649 N Southport Avenue
Unit 2
Chicago, IL 60614

Name and Address of Taxpayer:
Adam James Seppi
2649 N Southport Avenue
Unit 2
Chicago, IL 60614

ALTA COMMITMENT FOR TITLE INSURANCE SCHEDULE A

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ISSUED BY
STEWART TITLE GUARANTY COMPANY

Exhibit A - Legal Description

Unit 2 and the exclusive right to Parking Space P-2 in the 2649 N. Southport Condominiums as delineated on the following described Real Estate: A Survey of the Lot 9 in Altgeld's Subdivision of the North 1/2 and the Southeast 1/4 of the Subdivision of Block 4 of Ogden Sheldon and Company Subdivision of Outlot 44 of Sheffield's Addition to Chicago Section 29, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois Which Survey is attached to the Declaration of Condominium as Document 0011043154 together with an undivided percentage interest in the common elements, in Cook County, Illinois.

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