

# UNOFFICIAL COPY

Doc#: 2117528250 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 06/24/2021 11:39 AM Pg: 1 of 3

Dec ID 20210501631918  
ST/CO Stamp 0-053-639-440 ST Tax \$775.00 CO Tax \$387.50  
City Stamp 1-074-776-336 City Tax: \$8,137.50

**WARRANTY DEED  
ILLINOIS STATUTORY  
Individual to Individual**

THE GRANTOR, Angelica Colantuoni and Matt Collins, husband and wife, 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 Ben Williams and Keri Schroeder, husband and wife, not as joint tenants or tenants in common, but as tenants by the entirety 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**

BENJAMIN M. WILLIAMS and KERI M. SCHROEDER  
STC118628566  
1 of 3

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): 14-18-113-002-0000  
Address(es) of Real Estate: 2131 W Leland, Chicago, IL 60625

Dated this 15<sup>th</sup> day of May, 20 21.

**REAL ESTATE TRANSFER TAX**

20-May-2021



CHICAGO:	5,812.50
CTA:	2,325.00
<b>TOTAL:</b>	<b>8,137.50 *</b>

14-18-113-002-0000 | 20210501631918 | 1-074-776-336

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

**REAL ESTATE TRANSFER TAX**


03-Jun-2021

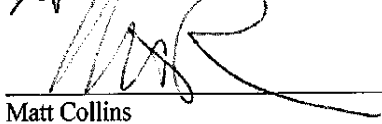


COUNTY:	387.50
ILLINOIS:	775.00
<b>TOTAL:</b>	<b>1,162.50</b>

14-18-113-002-0000 | 20210501631918 | 0-053-639-440

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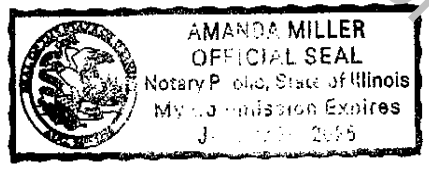
  
\_\_\_\_\_  
Angelica Colantuoni

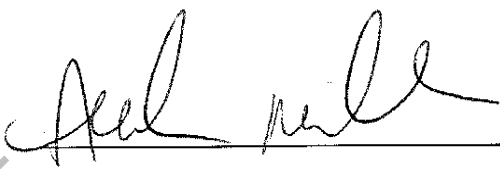
  
\_\_\_\_\_  
Matt Collins

STATE OF IL, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Angelica Colantuoni and Matt Collins, 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 10 day of May, 20 21.



  
\_\_\_\_\_  
(Notary Public)

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

**Mail to:**  
BENJAMIN WILLIAMS  
KERI SCHROEDER  
2131 W. Leland  
Chicago, IL 60625

**Name and Address of Taxpayer:**  
  
Ben Williams  
Keri Schroeder  
2131 W Leland  
Chicago, IL 60625

PROPERTY OF COOK COUNTY CLERK'S OFFICE

# UNOFFICIAL COPY

## ALTA COMMITMENT FOR TITLE INSURANCE SCHEDULE A

ISSUED BY  
STEWART TITLE GUARANTY COMPANY

### Exhibit A - Legal Description

Lot 39 in Block 5 in Thomas Lyman's Subdivision of Blocks 1 to 6, inclusive, in County Clerk's Division of the East Half of the Northwest Quarter of Section 18, Township 40 North, Range 14, East of the Third Principal Meridian, Cook County, Illinois.

Property of Cook County Clerk's Office

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exemptions; and a countersignature by the Company or its Issuing agent that may be in electronic form.*

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008UN - ALTA Commitment For Title Insurance (8/1/16)

