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2119506033D

WARRANTY DEED
ILLINOIS STATUTORY

Doc# 2119506033 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/14/2021 12:03 PM PG: 1 OF 5

756577 1/2

Citywide Title Corporation
111 W. Washington Street
Suite 1280
Chicago IL 60602

THE GRANTOR, Shiraz Winston Dada, A Single Person, of the City of Chicago, County of Cook, State of Illinois for and in consideration of Ten Dollars (\$10.00) in hand paid, CONVEYS and WARRANTS to Legiovanni Nelson, A Single Person all interest in the following described Real Estate situated in the City of Chicago in the State of Illinois, to wit:

PARCEL 1: UNIT 3525-3E TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN BELMONT-DRAKE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 1036334051, AS AMENDED FROM TIME TO TIME, IN THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE S-12, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID.

Hereby releasing and waiving all rights under and by any virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO:

Covenants, conditions, restrictions and easements of record; general real estate taxes for the year 2020 2nd Installment & 2021, and subsequent years.

Permanent Real Estate Index Number(s): 13-26-201-045-1003
Address of Real Estate: 3525 W Belmont Ave Unit 3E Chicago, IL 60618

Dated this May 24th, 2021

Shiraz Winston Dada

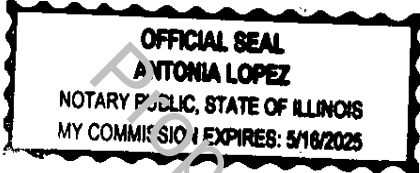
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P 5
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SC
INT JP

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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Shiraz Winston Dada, personally known to me to be the same persons whose names Shiraz Winston Dada, 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 May 24th, 2021.



[Handwritten Signature] _____ (Notary Public)

Prepared By: The Gunderson Law Firm
2155 W Roscoe St
Chicago, IL 60618
(312) 600-5000
info@gundersonfirm.com

Mail To:
Lisa J. Saw
111 W. Washington Suite 1100
Chicago, IL 60602

Name & Address of Taxpayer:
Legiovanni Nelson
3525 W Belmont Ave Unit 3E
Chicago, IL 60618

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File No: 756577

EXHIBIT "A"

PARCEL 1: UNIT 3525-3E TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN BELMONT-DRAKE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 1036334051, AS AMENDED FROM TIME TO TIME, IN THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE S-12, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID.

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-Exceptions.

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REAL ESTATE TRANSFER TAX

16-Jun-2021



CHICAGO:

1,875.00

CTA:

750.00

TOTAL:

2,625.00

13-26-201-045-1003 | 20210601670028 | 1-048-294-672

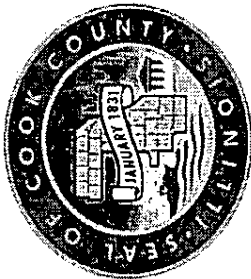
* Total does not include any applicable penalty or interest due

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REAL ESTATE TRANSFER TAX

16-Jun-2021



COUNTY:
ILLINOIS:
TOTAL:

125.00
250.00
375.00

13-26-201-045-1003

20210601670028

0-550-794-512

Property of Cook County Clerk's Office