

UNOFFICIAL COPY

Doc# 2120304086 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/22/2021 07:51 AM Pg: 1 of 2

Dec ID 20210601651222
ST/CO Stamp 1-774-035-728 ST Tax \$112.50 CO Tax \$56.25
City Stamp 2-030-791-952 City Tax: \$1,181.25

C+/

WARRANTY DEED

21 STO1789VH
MAIL TO:
Steve Judge 3/4
422 N. Northwest Hwy., Suite 200
Park Ridge, IL 60068

NAME/ADDRESS OF TAXPAYER:

Nicholas Fallico
7224 W. Palatine Ave., 1E
Chicago, IL 60631

The Grantor(s), JAMES M. LOVE, single, of the City of Chicago, State of Illinois, for and in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid Convey(s) and Warrant(s) to the Grantee(s), NICHOLAS FALLICO,* of Park Ridge, IL, all interest in the following described real estate situated in the State of Illinois, as follows:

*and Lindsay Fallico as Tenants by the Entirety

Unit 1E AS DESCRIBED IN SURVEY DELINEATED ON AND ATTACHED TO AND A PART OF A DECLARATION OF CONDOMINIUM OWNERSHIP REGISTERED ON THE 20TH DAY OF JULY, 1984 AS DOCUMENT NUMBER 3383762 TOGETHER WITH AN UNDIVIDED 12.22 PERCENT INTEREST (EXCEPT THE UNITS DELINEATED AND DESCRIBED IN SAID SURVEY) IN AND TO THE FOLLOWING DESCRIBED PREMISES: LOT 17 IN ROY M. BERRY AND CO.'S DEVON HARLEM SUBDIVISION, BEING A SUBDIVISION OF PARTS OF THE SOUTH 1/2 OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OP SECTION 1, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Subject only to the following, if any:

General real estate taxes not due and payable at the time of closing, covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the real estate, the terms, provisions, covenants and conditions of the Declaration of Condominium/Covenants, Conditions and Restrictions ("Declaration/CCRs") and all amendments; public and utility easements including any easements established by or implied from the Declaration/CCRs or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act; and installments due after the date of Closing of general assessments established pursuant to the Declaration/CCRs.

Commonly Known As: 7224 W. Palatine Ave., 1E, Chicago, IL 60631

Permanent Index Number: 12-01-205-030-1004

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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.

Dated this 4th day of JUNE, 2021.

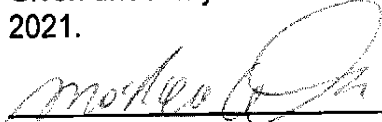


JAMES M. LOVE

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 JAMES M. LOVE, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed, and delivered the said instrument as a 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 04th day of June, 2021.



Notary Public

PREPARED BY:
Daniel E. Levy
Daniel E. Levy, Ltd.
100 S. Saunders Road, Suite 150
Lake Forest, IL 60045

