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2120455033D

Doc# 2120455033 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/23/2021 11:42 AM PG: 1 OF 3

Warranty Deed

THE GRANTOR, ANDREA M. MENDYK, an unmarried woman, of Chicago, Illinois, for and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to SARAH ALLABASTRO and RYAN GOLDEN, of Chicago Illinois as joint tenants both unmarried the following described Real Estate situated in the County of Cook and the State of Illinois, to wit:

This is not homestead property to the Seller.

SEE ATTACHED LEGAL DESCRIPTION

Permanent Real Estate Index Number: 14-07-323-034-1017

Address of Real Estate: 4818 N. Hoyne Avenue, Unit 3, Chicago, Illinois 60625

Subject to: Covenants, conditions and restrictions of record, public and utility easements and roads and highways, and general real estate taxes for 2020 and 2021.

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

REAL ESTATE TRANSFER TAX

19-Jun-2021



COUNTY:	175.00
ILLINOIS:	350.00
TOTAL:	525.00

14-07-323-034-1017 | 20210601667472 | 1-001-354-512

REAL ESTATE TRANSFER TAX

19-Jun-2021



CHICAGO:	2,625.00
CTA:	1,050.00
TOTAL:	3,675.00

14-07-323-034-1017 | 20210601667472 | 0-846-826-768

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

216K208473148K Rfd 10/2

S. Y.
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 S. Y-1
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In Witness Whereof, said Grantor has caused her name to be signed to these presents on this 11 day of June, 2021.

Andrea M. Mendyk
ANDREA M. MENDYK

STATE OF ILLINOIS)
)
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ANDREA M. MENDYK, 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 she signed and delivered the said instrument as her own free and voluntary act, and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 11 day of June, 2021.

Patricia K. Schellhase
Notary Public



AFTER RECORDING, RETURN TO:

Sam Alabastra & Ryan Golden
4818 N. Halsted Ave. Unit #3 →
Chicago, IL 60642

Send subsequent tax bills to:

same

This Deed was prepared by: Winand & Loudenslagel Law Group LLC, 800 Waukegan Road, Suite 201, Glenview, Illinois 60025 (847.724.5151)

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CHICAGO TITLE
COMPANY

LEGAL DESCRIPTION

Order No.: 21GNW847314SK

For APN/Parcel ID(s): 14-07-323-034-1017

PARCEL 1: UNIT NUMBER 4818-3 IN THE 4812-30 HOYNE CONDOMINIUM DECLARATION, AS DEPICTED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THE SOUTH 316 FEET OF LOT 1 (EXCEPT THE SOUTH 125 FEET THEREOF) IN THE SUBDIVISION OF LOT 3 IN JOHN MARBACH AND OTHERS SUBDIVISION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; AND ALSO THE NORTH 183 FEET OF THE SOUTH 316 FEET OF LOT 2 IN THE SUBDIVISION OF LOT 3 IN JOHN MARBACH AND OTHERS SUBDIVISION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN ALL IN COOK COUNTY, ILLINOIS. WHICH PLAT OF SURVEY IS ATTACHED AS APPENDIX "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED JUNE 21, 2006, IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 0617234091, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF G-12 LIMITED COMMON ELEMENT ("LCE"), AS DELINEATED ON THE PLAT OF SURVEY AND THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF UNIT NUMBER 4818-3 AS ARE SET FORTH IN THE DECLARATION; THE GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS AS SET FORTH IN SAID DECLARATION FOR THE REMAINING LAND DESCRIBED THEREIN.