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21210460150

Doc# 2121046015 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/29/2021 10:10 AM PG: 1 OF 3

WARRANTY DEED
INDIVIDUALLY

After recording, mail deed to:

Mr. Matthew D. Ward
Law Office of Mark C. Metzger
1807 W. Diehl Road, Suite 105
Naperville, Illinois 60563

GRANTOR(S), Joseph F. DiBlase II, a single person, individually, for and in consideration of TEN and 00/100 Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency is hereby acknowledged. CONVEY(S) and WARRANT(S) to the GRANTEE(S), Ryan E. Buckley,

Edward
of 6544 W. Shakespeare Avenue, Unit 3W, Chicago, Illinois 60707

the following described real estate situated in the County of Cook, State of Illinois to-wit:

SEE ATTACHED FOR LEGAL DESCRIPTION

SUBJECT TO: General and special real estate taxes which are not yet due and payable; conditions, covenants 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 property.

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 Index Number: 14-19-434-052-1001

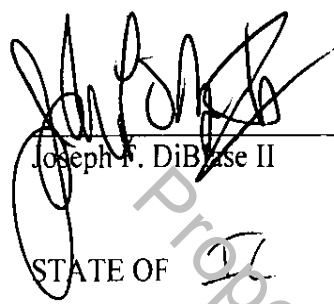
S Y
P 3
S Y-1
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Property Address: 1744 W. Belmont Avenue, Unit 1, Chicago, Illinois 60657-3055

DATED this 28 day of May, 2021.

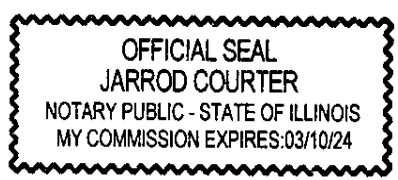


 Joseph F. DiBlase II

STATE OF IL)
) SS.
 COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, Certify that that the above named person(s), Joseph F. DiBlase II, personally known to me to be the same person(s) whose name(s) are 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 28 day of May, 2021.








 (SEAL)

This document prepared by:
 John J. O'Leary
 Attorney at Law
 120 S. State Street, Suite 200
 Chicago, Illinois 60603

Send future tax bills to:
 Ryan E. Buckley
 1744 W. Belmont Avenue, Unit 1
 Chicago, Illinois 60657-3055

| REAL ESTATE TRANSFER TAX | 19-Jun-2021 |
|--|-------------------|
|  CHICAGO: | 2,212.50 |
| CTA: | 885.00 |
| TOTAL: | 3,097.50 * |

14-19-434-052-1001 | 20210401684492 | 1-232-827-664
 * Total does not include any applicable penalty or interest due.

| REAL ESTATE TRANSFER TAX | 19-Jun-2021 |
|--|---------------|
|   COUNTY: | 147.50 |
| ILLINOIS: | 295.00 |
| TOTAL: | 442.50 |

14-19-434-052-1001 | 20210401684492 | 0-695-956-752

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LEGAL DESCRIPTION

PARCEL 1:

UNIT NUMBER 1 IN THE 1744 WEST BELMONT CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 12 IN S. E. GROSS' RESUBDIVISION OF LOTS 19 TO 30, INCLUSIVE, IN BLOCK 9 IN GROSS' NORTH ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE SOUTHWESTERN 1/2 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0020197388; 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 PARKING SPACE P-3, AS LIMITED COMMON ELEMENTS AS DELINEATED ON THAT SURVEY RECORDED AS DOCUMENT 0020197388.

Permanent Index Number: 14-19-434-052-1001

Commonly Known As: 1744 W. Belmont Avenue, Unit 1, Chicago, Illinois 60657-3055