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**WARRANTY DEED
ILLINOIS STATUTORY**

Doc#: 2123617134 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/24/2021 12:39 PM Pg: 1 of 3

Dec ID 20210501632464
ST/CO Stamp 2-032-297-232 ST Tax \$265.00 CO Tax \$132.50
City Stamp 2-105-435-408 City Tax: \$2,782.50

GIT

410624056
8/24

THE GRANTOR, PATRICIA HURLEY, a(n) Unmarried Person, of the City of Chicago, State of Illinois for and in consideration of Ten Dollars (\$10.00) in hand paid and other valuable consideration, CONVEYS and WARRANTS to KAROLINA IVANOVICH and PETER IVANOVICH, a(n) husband & wife, as tenants by the entirety, all interest in the following described Real Estate situated in the City of Chicago in the State of Illinois, to wit:

See Attached Legal Description in Exhibit A

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 second installment and subsequent years.

Permanent Real Estate Index Number(s): 13-12-212-026-1003 & 13-12-212-026-1050

Address of Real Estate: 2545 West Catalpa Avenue, Unit 1A, Chicago, IL 60625

Dated this 7 day of May, 2021

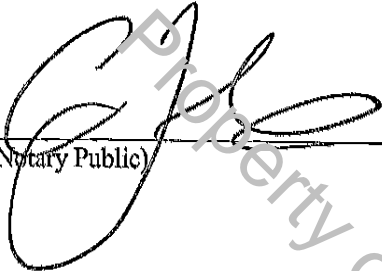

PATRICIA HURLEY

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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 PATRICIA HURLEY, personally known to me to be the same entity whose name PATRICIA HURLEY, 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 7th day of May, 2021.


(Notary Public)



My Commission expires:

REAL ESTATE TRANSFER TAX		11-Jun-2021	
	COUNTY:	132.50	
	ILLINOIS:	265.00	
	TOTAL:	397.50	
13-12-212-026-1003 20210501632464 2-032-297-232			

REAL ESTATE TRANSFER TAX		11-Jun-2021	
	CHICAGO:	1,987.50	
	CTA:	795.00	
	TOTAL:	2,782.50 *	
13-12-212-026-1003 20210501632464 2-105-435-408			

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

<u>Prepared By:</u>	<u>After Recording, mail to:</u>	<u>Name & Address of Taxpayer:</u>
The Gunderson Law Firm, LLC 2155 W. Roscoe St. Ste. 1-South Chicago, IL 60618	Peter Ivanovich 2545 W. Catalpa #1A Chicago IL 60625	Peter Ivanovich 2545 W. Catalpa #1A Chicago IL 60625

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EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY COMMONLY KNOWN AS:

Common Address: 2545 West Catalpa Avenue, Unit 1A, Chicago, IL 60625

Legal Description:

UNITS 2545-1A AND P-27 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN CATALPA TERRACE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0335639103, AS AMENDED, IN SECTION 12, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office