

UNOFFICIAL COPY

WARRANTY DEED

Doc# 2125306156 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/10/2021 09:59 AM Pg: 1 of 4

Dec ID 20210801642463
ST/CO Stamp 0-155-229-968 ST Tax \$540.00 CO Tax \$270.00
City Stamp 1-286-336-272 City Tax: \$5,968.41

Property of Cook County Clerk's Office

THE GRANTOR(S), John Malysiak and Leslie Nardone n/k/a Leslie Malysiak, husband and wife, as tenants by the entirety, of the City of Chicago, State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **CONVEY(S) and WARRANT(S)** to Nicholas D. Blackford and Katherine Blackford, husband and wife, of 1222 W. Madison St., Unit 302, Chicago, IL 60607, of the County of Cook, of the State of Illinois, not as tenants in common, or as joint tenants, but as **TENANTS BY THE ENTIRETY**, the following described Real Estate:

51013272556E
1 of 2

See Exhibit "A" attached hereto and made a part hereof

COMMONLY KNOWN AS: 1653 W Cortland St., Unit 1, Chicago, IL 60622

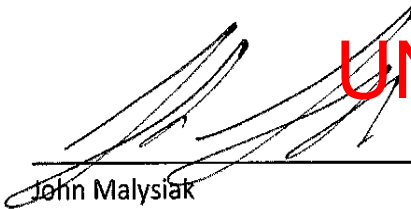
PIN: 14-31-414-052-1001

Situated in the County of Cook, State of Illinois. The Grantor(s) hereby release(s) and waive(s) all rights under and by virtue of the homestead exemption laws of the State of Illinois. Grantees shall have and hold said premises not as tenants in common, or as joint tenants, but as **TENANTS BY THE ENTIRETY**.

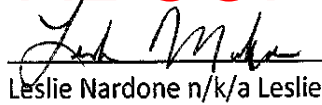
SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; and general real estate taxes for 2020 and subsequent years.

DATED this 21 day of August, 2021

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John Malysiak (SEAL)



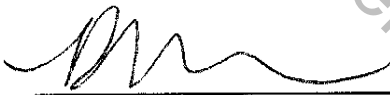
Leslie Nardone n/k/a Leslie Malysiak (SEAL)

STATE OF Illinois

COUNTY OF Cook

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that John Malysiak, 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 his/her/their free and voluntary act, for the uses and purposes therein set forth.

WITNESS my hand and official seal this 21 day of August, 2021.



NOTARY PUBLIC




I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Leslie Nardone n/k/a Leslie Malysiak, 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 his/her/their free and voluntary act, for the uses and purposes therein set forth.

WITNESS my hand and official seal this 21 day of August, 2021.





NOTARY PUBLIC



REAL ESTATE TRANSFER TAX		09-Sep-2021
	CHICAGO:	4,050.00
	CTA:	1,620.00
	TOTAL:	5,670.00 *

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

REAL ESTATE TRANSFER TAX		09-Sep-2021
	COUNTY:	270.00
	ILLINOIS:	540.00
	TOTAL:	810.00

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PREPARED BY:

Alexander T. Muhtar
1 E. Wacker Drive Suite 2350
Chicago, IL, 60601

MAIL TO:

Robert Connealy
2722 N Sacramento Ave
Chicago IL 60647

SEND SUBSEQUENT TAX BILLS TO:

Nicholas D. Blackford, Katherine Blackford

1653 W. Cortland St., Unit 1, Chicago, IL 60622

Recorder's Office Box No. _____

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Exhibit A - Legal Description

Parcel 1:

Unit 1 in 1653 West Cortland Condominium, as delineated on a Survey of the following described real estate:

Lot 19 in the Subdivision by Trustees of the Chicago Land Company, of Block 23 in Sheffield's Addition to Chicago, is Section 21, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, except that part described as follows: That part of A 4 Story Brick Building on said Lot 19 between Elevations 12.48 and 22.93 (Chicago City Datum), beginning at a point that is 1.40 feet South and 0.71 feet West of the Northeast corner of said Building, which is the interior Northeast corner of said Building, which is the interior Northeast corner of said Building, thence South along the East interior line of said Building 70.40 feet to the Southeast interior corner of said Building; thence West along the South interior side of said Building 21.88 feet to the Southwest interior corner of said Building; thence North along the West interior side of said Building 32.75 feet; thence East along an interior wall 3.80 feet, thence North 30.4 feet along an interior wall; thence Northeasterly 1.86 feet along an interior wall; thence North 5.9 feet to the North interior wall of said Building; thence East 16.8 feet to the point of beginning also excepting that part of said 4 story Building on said Lot 19 between elevations 1.60 and 10.42 feet (Chicago City Datum), beginning at a point that is 1.40 feet South and 0.86 feet West of said Building, which is the Northeast interior corner of said Building; thence South along the East interior line of said Building 43.17 feet; thence West 22.46 feet to the West interior wall of said Building; thence 43.15 feet to the North interior wall of said Building; thence East 22.23 feet along the North interior wall to the point of beginning, all in Cook County, Illinois.

Which Survey is attached as Exhibit "B" to the Declaration of Condominium recorded as Document Number 0435634180 together with its undivided percentage interest in the common elements.

Parcel 2:

The exclusive right to the use of Parking Space P-7 and P-4 and P-3, and Storage Space No. 3 as limited common elements as delineated on an amended Survey attached to the Declaration aforesaid recorded as Document Number 0435634180.