

UNOFFICIAL COPY

Citywide Title Corporation
111 W. Washington Street
Suite 1280
Chicago IL 60602

759603

WARRANTY DEED

1 of 2

THE GRANTOR, FRANK W. MONDANE, of the City of Chicago, of the County of Cook State of Illinois, for and in consideration of Ten and 00/100 (\$10.00) and other good and valuable consideration in hand paid, **CONVEYS and WARRANTS to Nataliia Rozdaibida** of 6100 W. Leland Unit 203, Chicago, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:



Doc# 2127401009 Fee \$88.00

THSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 10/01/2021 09:52 AM PG: 1 OF 5

PARCEL 1:

UNIT 203 IN THE LELAND HOUSE CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 86391254, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN SECTION 17, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DOCUMENT NUMBER 85211739.

PARCEL 3:

THE EXCLUSIVE RIGHT TO THE USE OF P-5, A LIMITED COMMON ELEMENT, DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 86391254.

THIS IS NOT HOMESTEAD PROPERTY

ADDRESS OF PROPERTY: 6100 W. Leland Unit 203, Chicago, Illinois 60630
PERMANENT INDEX NUMBER: 13-17-107-203-1005

TO HAVE AND TO HOLD said premises forever. SUBJECT to: general real estate taxes for 2021 and subsequent years and conditions, covenants, restrictions and easements of record.

Dated this 13 day of August 2021.

FRANK W. MONDANE

MAIL TO:

Nataliia Rozdaibida
6100 W Leland #203
Chicago IL 60630

MAIL SUBSEQUENT TAX BILLS TO:

Nataliia Rozdaibida
6100 W Leland #203
Chicago IL 60630

3
P 5
S 11
SC
INT JP

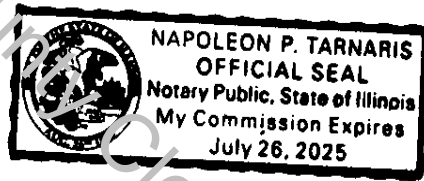
UNOFFICIAL COPY

State of Ill) ss.
County of Lake)

I, the undersigned, a Notary Public in and for said county, in the State aforesaid, DO HEREBY CERTIFY that **FRANK W. MONDANE**, 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 he signed, sealed and delivered said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 13 day of August 2021.
Commission expires _____
Napoleon P. Tarnaris
Notary Public

This instrument was prepared by:
Napoleon P. Tarnaris, Esq.,
3701 Algonquin Rd., Suite 750
Rolling Meadows, Illinois 60008



UNOFFICIAL COPY

File No: 759603

EXHIBIT "A"**PARCEL 1:**

UNIT 203 IN THE LELAND HOUSE CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 86391254, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN SECTION 17, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DOCUMENT NUMBER 85211739.

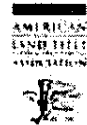
PARCEL 3:

THE EXCLUSIVE RIGHT TO THE USE OF P-5, A LIMITED COMMON ELEMENT, DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 86391254.

Pin: 13-17-107-203-1005

This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.

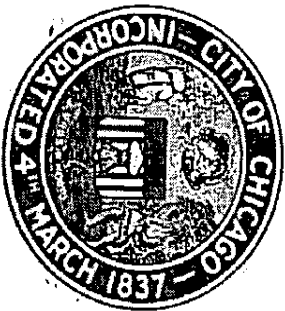
Copyright 2006-2016 American Land Title Association. All rights reserved.
The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited.
Reprinted under license from the American Land Title Association.



UNOFFICIAL COPY

REAL ESTATE TRANSFER TAX

27-Sep-2021



CHICAGO:	1,680.00
CTA:	672.00
TOTAL:	2,352.00 *

13-17-107-203-1005 | 20210801636896 | 0-197-517-456

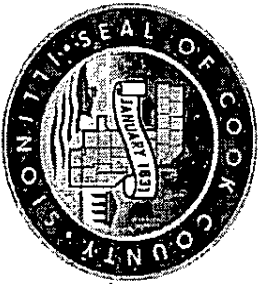
*Total does not include any applicable penalty or interest due.

Property of Cook County Clerk's Office

UNOFFICIAL COPY

REAL ESTATE TRANSFER TAX

27-Sep-2021



COUNTY:	112.00
ILLINOIS:	224.00
TOTAL:	336.00

13-17-107-203-1005

20210801636896

1-588-453-520

Property of Cook County Clerk's Office