UNOFFICIAL CC

File 21-1539 1/2 WARRANTY DEED ILLINOIS STATUTORY

THE GRANTORS (NAME AND ADDRESS)

Nathaniel D. Tortora and Maggie Landon 5408 W. Melrose St. Chicago, IL 60641

Doc#. 2127818162 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 10/05/2021 11:21 AM Pg: 1 of 3

Dec ID 20211001692539

ST/CO Stamp 2-055-630-992 ST Tax \$347.50 CO Tax \$173.75

City Stamp 0-030-617-744 City Tax: \$3,648.75

(The Above Space for Recorder's Use Only)

2000 W THE GRANTORS Nathaniel D. Cortora and Maggie Landon, a married couple, of 5408 W. Melrose St., Chicago, IL 60641 for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to Courtney Kozlowski, A Single Woman, of 441 W. Oakdale Ave., Apt 8D, Chicago, IL 60657, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

LEGAL DESCRIPTION:

Unit 4 and P-4 delineated on a survey of the following described real estate:

Lot 14 in the Subdivision of part of Lot 1 in Richon and Baurmeister's Subdivision of the West 1/2 of the Northeast 1/4 of Section 25, Township 40 North, Range 13, East of the Third Principal Meridian, according to the Plat thereof recorded July 20, 1891 as Docume it 1507107, in Cook County, Illinois, which survey is attached to the declaration of Condominium made by Western/Belmont, LLC, an Illinois Limited Liability Company and recorded in the office of the recorder of Deeds of Cook County, Illinois as Document No. 0315419079, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Permanent Index Number(s): 13-25-201-044-1004 & 13-25-201-044-1008

Property Address: 2633 W. Belmont Ave., Unit 4 Chicago, IL 60618

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

SUBJECT TO: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

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Dated this 18 day of September, 2021.

Maggie Landon

STATE OF ILLINOIS

SS,

COUNTY OF COOK

Dated this 18 day of September, 2021.

Maggie Landon

Maggie Landon

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Nathaniel D. Tortora and Maggie Landon personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered in the 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 notarial seal, this Zt day of Ω , 2021.

"OFFICIAL SEAL" ROSAURA AVILA-ZUNIGA

Notary Public, State of Illinois My Commission Expires 9/2/2022

| CHICAGO: 2,606.25 | CTA: 1,042.50 | TOTAL: 3,648.75 | CHICAGO: 2,606.25 | CTA: 1,042.50 | CTA: 3,648.75 | CT

13-25-201-04/ 10-04 | 20211001692539 | 0-030-617-744
* Total does n. t include any applicable penalty or interest due.

THIS INSTRUMENT PREPARED BY Julia S. Bruce, Attorney at Law Bruce Law Office, LLC 6430 N. Central Ave., Suite 206 Chicago, IL 60646

MAIL TO:

₹

Courtney Kozlowski 2633 W. Belmont Ave., Unit 4 Chicago, IL 60618

RANJHA LAN 903 COMMERCE DR STE 210 OAK BROOK, IL GOSZ3

SEND SUBSEQUENT TAX BILLS TO:

Courtney Kozlowski 2633 W. Belmont Ave., Unit 4 Chicago, IL 60618

REAL ESTATE TRANS	FER TAX	04-Oct-20 21
	ILLINOIS: TOTAL:	173.15 347.5 521.25
42.25.201-044-100	4 20211001692539	2-055-630-99

2127818162 Page: 3 of 3

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EXHIBIT "A"

Situated in the County of Cook, State of Illinois, to wit:

Unit 4 and P-4 delineated on a survey of the following described real estate:

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OF COOK COUNTY CLERK'S OFFICE

PIN(S): 13-25-201-044 1904 and 13-25-201-044-1008