

UNOFFICIAL COPY

1 of 3
PT 21-70256

Doc# 2128001051 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/07/2021 07:56 AM Pg: 1 of 2

WARRANTY DEED ILLINOIS STATUTORY, JOINT TENANTS

Dec ID 20210901676845
ST/CO Stamp 0-744-218-768 ST Tax \$493.00 CO Tax \$246.50
City Stamp 0-977-080-464 City Tax: \$5,176.50

AFTER RECORDING MAIL TO:

~~Deanna Ryan~~ Matthew Boria
~~Attorney-at-Law~~
~~2661 North Lincoln Avenue~~ 1733 West Irving Park
~~Chicago, Illinois 60614~~ Chicago IL 60613
~~773-687-9064 Phone~~

The Grantor(s), Shaun Slattery and Melinda Turnley, as Joint Tenants, in the County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, Convey(S) and Warranty to Matthew Boria, a single man and Sarah Hix, a single woman as joint tenants, in the County of Cook, State of Illinois, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LEGAL DESCRIPTION: (Attached Hereto)

SUBJECT TO: covenants, conditions and restrictions of record, private, public and utility easements and roads and highways, general taxes for the year 2021 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Property Index Number: 14-19-205-040-1045
Property Address: 1733 West Irving Park Road, Unit 301, Chicago, Illinois 60613

Dated this 10 Day of September, 2021

X Shaun Slattery
Shaun Slattery

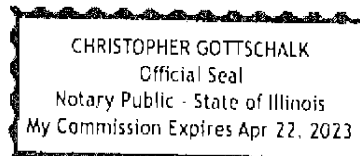
X Melinda Turnley
Melinda Turnley

STATE OF Illinois, COUNTY OF Cook

I, the undersigned, a Notary Public in and for said County and State, CERTIFY THAT, Shaun Slattery and Melinda Turnley, is/are 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 10th day of SEPTEMBER, 2021

X Christopher Gottschalk
Notary Public



Taxpayer: Matthew Boria and Sarah Hix, 1733 West Irving Park Road, Unit 301, Chicago, Illinois 60613
Prepared by: Peter L. Marx, 7104 West Addison, Chicago, Illinois 60634, (773) 283-8960

UNOFFICIAL COPY

Exhibit A

Unit number 301 in Post Card Place Condominium as delineated on survey of the following described parcel of real estate:

Parcel 1:

Lots 1 through 10, both inclusive, in Block 2 in Buechner's Subdivision of Block 2 in the Subdivision of Section 19, Township 40 North, Range 14 East of the Third Principal Meridian (except the Southwest 1/4 of the Northeast 1/4 of the Southeast 1/4 of the Northwest 1/4 and the East 1/2 of the South East 1/4 thereof), in Cook County, Illinois; and

Parcel 2:

The Westerly 35 feet of Lot 44 in Block 2 in H. C. Buechner's Subdivision of Block 2 in the Subdivision of Section 19, Township 40 North, Range 14 East of the Third Principal Meridian (except the Southwest 1/4 of the North East 1/4 and the South East 1/4 of the Northwest 1/4 and the East 1/2 of the Southeast 1/4) in Cook County, Illinois.

Which survey is attached as exhibit 'A' to declaration of condominium recorded December 16, 1996 as document 96948549, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Parcel 3:

The (exclusive) right to the use of p-15, a limited common element as delineated on the survey attached to the declaration aforesaid recorded as document number 96948549.