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WARRANTY DEED **ILLINOIS STATUTORY** Doc#, 2130007199 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 10/27/2021 07:20 AM Pg: 1 of 3

Dec ID 20211001604193

ST/CO Stamp 1-444-156-560 ST Tax \$507.00 CO Tax \$253.50

City Stamp 0-197-977-232 City Tax: \$5,323.50

(The Above Space for Recorder's Use Only)

Operation THE GRANTOR Landon A. Leighty, The Wife for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, *Michael CONVEYS AND WARRANTS to * De Crescenzo, AN UNMANYIEd May the following described real estate situated in the County of Cook, in the State of Illinois, to wit; # 2161 N. California, 503 (Chrace, el

SEE ATTACHED LEGAL DESCRIPTION AFTACHED AS EXHIBIT "A"

Permanent Index Number(s): 13-36-214-025-1003

13-36-214-025-1030

Property Address; 2161 N California Ave, Unit #103, Chicago, IL 65647

SUBJECT TO: Covenants, conditions and restrictions of record, private and utility 2021 and subsequent easements and roads and highways, general taxes for the year 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.

Dated this U day of θV , 2021.

REAL ESTATE TRANSFER TAX 28-Oct-2021 CHICAGO 3 802 50 CTA: TOTAL: 13-36-214-025-1003 | 20211001604193 | 0-197-977-232

* Total does not include any applicable penalty or interest due

Landon A. Leighty

REAL ESTATE TRANSFER TAX COUNTY: 253.50 ILLINOIS: 507.00 TOTAL: 760 50 20211001604193 | 1-444-156-560

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STATE OF ILLINOIS)
) SS,
COUNTY OF LAWRENCE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Landon A. Leighty 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 in the instrument as his 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 May of Met., 2021

OFFICIAL SEAL
BIANCA VELAZQUEZ
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES APR. 21, 2023

Notary Public

THIS INSTRUMENT PREPARED BY ARK Attorneys, LLC 1000 N. Milwaukee Ave., Suite 100 Chicago, IL 60642

MAIL TO:

Law Office of Larry Siegel 1720 Maple Ave, Unit #2430 Evanston, IL 60201 SEND SUBSEQUENT TAX BILLS TO:

Mike DeCrescenzo 2161 N California Ave, Unit #103 Chicago, IL 60647

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Exhibit "A" Property Description

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

Units 103 and P3 in the St. George Lofts Condominium, as delineated on a survey of the following described tract of land:

Lots 17, 18, 19 and 20 in W. O. Cole's Subdivision of Lots 22 to 25 inclusive and Lots 30 to 35 inclusive in Bloc'. 2 in L. Stave's Subdivision of that part of the Northeast 1/4 of Section 36, township 40 North, Page 13, East of the Third Principal Meridian, in Cook County, Illinois.

Which survey is attached as exhibit to the Declaration of Condominium recorded as Document Number 99898177; together with its undivided percentage interest in the common elements in Cook County, Illinois.