

UNOFFICIAL COPY



21308190150

Doc# 2130819015 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 11/04/2021 10:25 AM PG: 1 OF 3

Property of Cook County Clerk's Office

WARRANTY DEED

ORNTIC File Number: 21141318 1/2
Old Republic National Title
9601 Southwest Hwy
Oak Lawn, IL 60453
312/641-7799

3

UNOFFICIAL COPY

WARRANTY DEED
Statutory (ILLINOIS)

THE GRANTORS

KEVIN D. WAGNER and

WENDY M. WIEMERS,

husband and wife, of

2259 West Wabansia Avenue, Apt. 310,
Chicago, Illinois,

for and in Consideration of Ten and
No/100 (\$10.00) Dollars, and other good
and valuable consideration, in hand paid,

CONVEY and WARRANT to

Christopher Delucia and
Nina Hasika Gummadi, as

husband and wife, of the City of Chicago, County of Cook, State of Illinois

the following described Real Estate situated in the County of Cook, State of Illinois, to wit: (See attached for legal description), hereby releasing and waiving any and all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, and subject to declaration of condominium, covenants, conditions, restrictions of record, public and utility easements, streets and highways, and real estate taxes not due and payable as of the date of this document.

Permanent Index Number (PIN): 14-31-328-137-1028

Address of Real Estate: 2259 West Wabansia Avenue, Apt. 310, Chicago, IL 60647

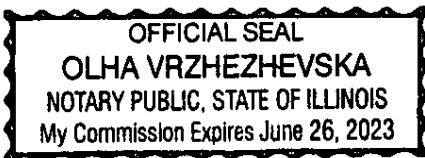
DATED this 31th day of August, 2021.

[Signature]
KEVIN D. WAGNER

[Signature]
WENDY M. WIEMERS

State of ILLINOIS, County of COOK ss I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that KEVIN D. WAGNER, personally known to me to be the same person whose name is subscribed to the foregoing Warranty Deed, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said 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 official seal, this 30 day of August, 2021.



[Signature]
Notary Public

Commission expires 06 / 26 , 2023

This instrument was prepared by James F. Young, 53 West Jackson Boulevard, #820, Chicago, Illinois 60604

REAL ESTATE TRANSFER TAX		28-Oct-2021
	COUNTY:	278.50
	ILLINOIS:	557.00
	TOTAL:	835.50
14-31-328-137-1028	20211001602280	1-758-254-224

REAL ESTATE TRANSFER TAX		28-Oct-2021
	CHICAGO:	4,177.50
	CTA:	1,671.00
	TOTAL:	5,848.50 *
14-31-328-137-1028	20211001602280	1-801-016-464

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

UNOFFICIAL COPY

State of ILLINOIS, County of COOK ss I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that WENDY M. WIEMERS, personally known to me to be the same person whose name is subscribed to the foregoing Warranty Deed, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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 30 day of August, 2021



[Signature]
Notary Public

Commission expires 06/26, 2023

LEGAL DESCRIPTION

of premises commonly known as 2259 West Wabansia Avenue, Apt. 310, Chicago, Illinois:

PARCEL 1:

UNIT 310 IN THE OAKLEY MANOR CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF LOTS 78 TO 85, BOTH INCLUSIVE, LYING WEST OF A LINE DRAWN FROM A POINT IN THE NORTH LTNR OF SAID LOTS, 210.38 FEET EAST OF THE NORTHWEST CORNER OF LOT 78 AFORESAID TO A POINT IN THE SOUTH LINE OF SAID LOTS 210.69 FEET EAST OF THE SOUTHWEST CORNER OF LOT 78 AFORESAID (EXCEPT THEREFROM THE WEST 6.0 FEET OF LOT 78 AFORESAID, TAKEN FROM OAKLEY AVENUE) IN ISHAM'S RESUBDIVISION OF PARTS OF BLOCKS 3, 4, AND 5 OF ISHAM'S SUBDIVISION OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 40NORTH, RANGE 14, LYING SOUTHWEST OF MILWAUKEE AVENUE, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0509734001, AS AMENDED FROM TIME TO TIME TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE G-18, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0509734001, AS AMENDED FROM TIME TO TIME.

Mail to:

Christopher Robert Delucia and
Nina Hasika Gummadi
2259 West Wabansia Ave, Apt 310
Chicago, IL 60647

Send Subsequent Tax Bills to:

Christopher Robert Delucia and
Nina Hasika Gummadi
2259 West Wabansia Ave, Apt. 310
Chicago, IL 60647