

# UNOFFICIAL COPY

Doc#: 2131947169 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 11/15/2021 12:36 PM Pg: 1 of 3

Dec ID 20211101628209  
ST/CO Stamp 0-709-504-144 ST Tax \$266.00 CO Tax \$133.00  
City Stamp 1-380-854-928 City Tax: \$2,793.00

14204371  
**WARRANTY DEED**  
**Individual to Individual**

### THE GRANTORS

(The space above for Recorder's use only)

Marvin Valencia and Virginia Valencia, husband and wife, of the City of Chicago, County of Cook, and State of Illinois, for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, CONVEY and WARRANT to Josh Hollander, an unmarried man, the following described Real Estate situated in Cook County, Illinois commonly known as 4131 W. Belmont Ave., Units 307 and P31, Chicago, Illinois 60641, and legally described as:

**SEE ATTACHED LEGAL DESCRIPTION**

**SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; and general real estate taxes for 2021 and subsequent years.**

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

Permanent Index Numbers (PINs): 13-27-204-062-1025 and 13-27-204-062-1085

Address of Real Estate: 4131 W. Belmont Ave., Units 307 and P31, Chicago, Illinois 60641

Dated this 8<sup>th</sup> day of November, 2021

  
\_\_\_\_\_  
Marvin Valencia (SEAL)

  
\_\_\_\_\_  
Virginia Valencia (SEAL)

REAL ESTATE TRANSFER TAX		09-Nov-2021
CIRCA/DO:		1,995.00
CTA:		798.00
TOTAL:		2,793.00 *
13-27-204-062-1025   28211101628209   1-380-854-928		

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

REAL ESTATE TRANSFER TAX		09-Nov-2021
COUNTY:		133.00
ILLINOIS:		266.00
TOTAL:		399.00
13-27-204-062-1025   20211101628209   0-709-504-144		

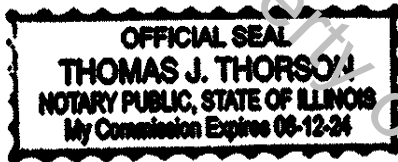
**USI**

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STATE OF ILLINOIS )  
                                  )ss.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Marvin Valencia and Virginie Valencia, personally known to me to be the same persons whose names are subscribed in 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 8<sup>th</sup> day of November, 2021.



*[Handwritten Signature]*  
\_\_\_\_\_  
Notary Public

Commission expires \_\_\_\_\_

This instrument was prepared by: Thomas J Thorson, P.O. Box 1694, Oak Park, Illinois 60304

MAIL TO:  
Minchella Associates Ltd  
7538 St. Louis Ave  
Skokie, IL 60076

SEND SUBSEQUENT TAX BILLS TO:

Josh Hollander  
4131 W. Belmont Ave.  
Unit 307  
Chicago, IL 60641

Property of Cook County Clerk's Office

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## LEGAL DESCRIPTION

UNIT 307 AND PARKING SPACE P31 IN THE BELMONT LOFTS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 1 TO 7 BOTH INCLUSIVE, LOT 8 (EXCEPT THE WEST 9.5 FEET THEREOF), TOGETHER WITH THE VACATED ALLEY, LYING EAST AND ADJOINING SAID LOT 1, IN BLOCK 10 IN BELMONT GARDENS, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 18, 1913 AS DOCUMENT 5209764;

ALSO LOTS 3 TO 6 BOTH INCLUSIVE IN RINECK AND BIRREN'S BELMONT AVENUE ADDITION TO CHICAGO, IN THE NORTHEAST 1/4 OF SAID SECTION 27, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED SEPTEMBER 28, 2006 AS DOCUMENT 0627139043, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Property: 4131 W. Belmont Ave., Units 307 and P31, Chicago, Illinois 60641

PINs: 13-27-204-062-1025 and 13-27-204-062-1085

Cook County Clerk's Office