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# UNOFFICIAL COPY

Doc#: 2135612154 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 12/22/2021 04:20 PM Pg: 1 of 3

## WARRANTY DEED Statutory (Illinois)

Dec ID 20211201666372  
ST/CO Stamp 0-405-678-736 ST Tax \$1,200.00 CO Tax \$600.00  
City Stamp 0-769-665-680 City Tax: \$12,600.00

STEWART TITLE  
700 E. Diehl Road, Suite 180  
Naperville, IL 60563

THE GRANTOR, 2643 N. Mozart, LLC, an Illinois Limited Liability Corporation, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS, TRANSFERS and WARRANTS to Laura Lee Concannon and Patrick John Concannon, as joint tenants with rights of survivorship and not as tenants in common of Chicago, Illinois, county of Cook the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

### FOR LEGAL DESCRIPTION

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Property Address: 2643 N. Mozart St., Chicago, IL 60647 - grantee address  
P.I.N. 13-25-307-025-0000

SUBJECT TO: ~~covenants, conditions, and restrictions of record, public and utility easements; special governmental taxes or assessments for improvements not yet completed, unconfirmed special governmental taxes or assessments;~~ general real estate taxes for the years 2020 and 2021.

REAL ESTATE TRANSFER TAX		16-Dec-2021
	CHICAGO:	9,000.00
	CTA:	3,600.00
	TOTAL:	12,600.00 *

13-25-307-025-0000 | 20211201666372 | 0-769-665-680

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

REAL ESTATE TRANSFER TAX		16-Dec-2021
	COUNTY:	600.00
	ILLINOIS:	1,200.00
	TOTAL:	1,800.00

13-25-307-025-0000 | 20211201666372 | 0-405-678-736

**\*ACKNOWLEDGEMENTS TO FOLLOW\***

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Dated this 8<sup>th</sup> day of December 2021

2643 N. Mozart, LLC

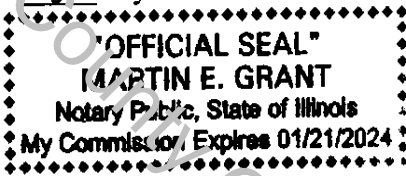
By: [Signature]  
Name: 2643 N. Mozart, LLC Being all of their managers

STATE OF ILLINOIS }  
COUNTY OF COOK } ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Eric Migney of 2643 N. Mozart, LLC, 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 and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 8<sup>th</sup> day of December 2021.

[Signature]  
Notary Public



**THIS INSTRUMENT  
PREPARED BY:**

Rudolph Kaplan, LLC  
738 North Wells  
Chicago, IL 60654

**WHEN RECORDED  
RETURN TO:**

Patrick John Concannon  
1828 N Orleans  
Chicago, IL 60614

**SEND FUTURE TAX  
BILLS TO:**

Same as above

# UNOFFICIAL COPY

## ALTA COMMITMENT FOR TITLE INSURANCE SCHEDULE A

ISSUED BY  
STEWART TITLE GUARANTY COMPANY

### Exhibit A - Legal Description

The North 1 foot of Lot 40, All of Lot 41 and the South 4 feet of Lot 42 in the Subdivision of Lots 1 and 2 in Superior Court Partition of Lot 3 in Barron Heald and others Subdivision of the Northeast 1/4 of the Southwest 1/4 of Section 25, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a countersignature by the Company or its issuing agent that may be in electronic form.*

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008UN - ALTA Commitment For Title Insurance (8/1/16)

