

UNOFFICIAL COPY

Old Republic National Title
9601 Southwest Highway
Oak Lawn, IL 60453

21143995 1/2

WARRANTY DEED

Doc#. 2136304216 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/29/2021 09:14 AM Pg: 1 of 2

Dec ID 20211201679582
ST/CO Stamp 2-093-005-456 ST Tax \$306.00 CO Tax \$153.00
City Stamp 0-863-713-936 City Tax: \$3,213.00

File No: 21143995

THIS INDENTURE WITNESSETH, that the Grantor(s), Mealeah Hambright, single never married, of the City of Chicago, County of Cook, and State of Illinois for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, CONVEY(S) and WARRANT(S) TO Kira Leichter, of _____, the following described real estate, to-wit:

PARCEL 1:

UNIT NUMBER 2W IN THE 2225 WAVELAND CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 39 IN WILLIAM ZELOSKY'S SUBDIVISION OF BLOCK 24 IN THE SUBDIVISION OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0700315060, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE S4, A LIMITED COMMON ELEMENT AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0700315060

Permanent Real Estate Index Number: 14-19-127-050-1004

Address of Real Estate: 2225 W Waveland Ave Unit 2W, Chicago, IL 60618

Subject to the following restrictions: a) all taxes and special assessments for the year 2021 and thereafter; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) roads and highways; e) Terms, provisions, covenants conditions, restrictions and options in rights and easements established by the Declaration of Condominium Ownership recorded as Document Number 0700315060, as amended from time to time; and f) Provisions, limitations and conditions as imposed by the Condominium Property Act; situated in, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

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Dated this 26 Day of December, 2021.

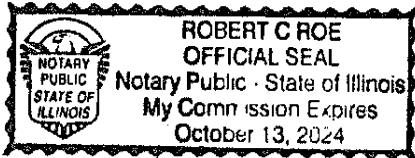


Mealeah Hambright

STATE OF ILLINOIS)
COUNTY OF DUPAGE) ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT, Mealeah Hambright, personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, 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 Notarial Seal this 26 day of December, 2021.


Notary Public

This Instrument was prepared by:

Rob Roe and Associates P.C.
111 W Jackson Blvd, Suite 1700
Chicago IL 60604

Future Tax Bills to:

Kira Leichter
2225 W Waveland Ave Unit 2W
Chicago, IL 60618

After recording return document to:

Peter Johnson
11 East Hubbard Street Suite 702
Chicago, IL 60611

REAL ESTATE TRANSFER TAX	28-Dec-2021
CHICAGO:	2,295.00
CTA:	918.00
TOTAL:	3,213.00 *



14-19-127-050-1004 | 20211201679582 | 0-863-713-936

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

REAL ESTATE TRANSFER TAX	28-Dec-2021
COUNTY:	153.00
ILLINOIS:	306.00
TOTAL:	459.00



14-19-127-050-1004 | 20211201679582 | 2-093-005-456