

# UNOFFICIAL COPY

Doc#. 2201833249 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 01/18/2022 01:54 PM Pg: 1 of 4

Dec ID 20211201684995

ST/CO Stamp 1-454-208-656 ST Tax \$320.00 CO Tax \$160.00

City Stamp 2-113-468-048 City Tax: \$3,536.83

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

## WARRANTY DEED ILLINOIS STATUTORY

1453081

100.2

*NEVER MARRIED* 1645 Wabansia, #3, Chgo, IL <sup>60622</sup> of the City of Chicago, State of Illinois, County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit 'A' attached hereto and made a part hereof

**\*This is not homestead property for sellers\***

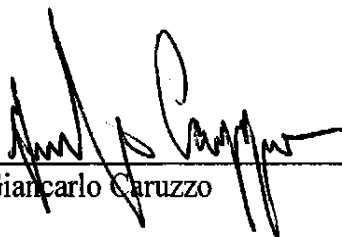
**SUBJECT TO:** covenants, conditions and restrictions of record, public and utility easements and roads and highways hereby releasing and waiving all rights under and by the virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number: 20-15-420-034-0000

Address of Real Estate: 6214 S Champlain Avenue  
Chicago, IL 60637

Dated this 16<sup>TH</sup> day of December 2021.

## UNOFFICIAL COPY

  
Giancarlo Caruzzo

~~STATE OF Florida~~ )  
COUNTY OF ~~Sarasota~~ ) ss.  
Howard

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY THAT** Giancarlo Caruzzo, as 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 I signed, sealed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 16 day of December 2021.

  
Notary Public

My commission expires on 03-09, 2021.

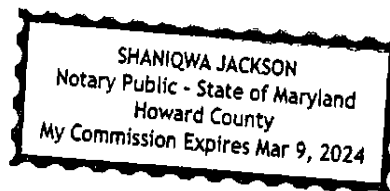
**REAL ESTATE TRANSFER TAX** 13-Jan-2022



**CHICAGO:** 2,400.00  
**CTA:** 960.00  
**TOTAL:** 3,360.00 \*

20-15-420-034-0000 | 20211201684995 | 2-113-468-048

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



**REAL ESTATE TRANSFER TAX**

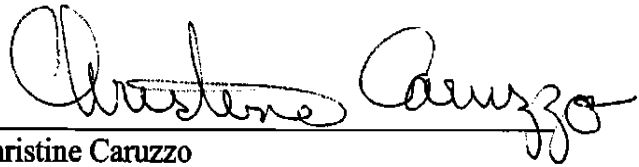
13-Jan-2022



**COUNTY:** 160.00  
**ILLINOIS:** 320.00  
**TOTAL:** 480.00

20-15-420-034-0000 | 20211201684995 | 1-454-208-656

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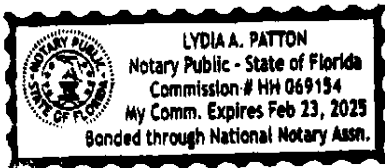


Christine Caruzzo

STATE OF Florida )  
 ) ss.  
 COUNTY OF Sarasota)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid,  
**DO HEREBY CERTIFY THAT** Christine Caruzzo, as 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 I signed, sealed and delivered the instrument as  
 their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 15<sup>th</sup> day of December 2021.




Notary Public

My commission expires on 02/23/2025, 20.

**Prepared By:**

Steven R. Felton, Esq.  
 134 N LaSalle St., Suite 1720  
 Chicago, Illinois 60602

**Mail To:**

James Castro  
 4425 S Cicero Ave  
 Chicago IL 60638

**Name & Address of Taxpayer:**

Christopher Kent  
 6214 S. Champlain Ave  
 Chicago IL 60637

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**ALTA COMMITMENT FOR TITLE INSURANCE  
SCHEDULE A**

ISSUED BY  
STEWART TITLE GUARANTY COMPANY

**Exhibit A - Legal Description**

The South 25 feet of Lot 3 in Block 8 in the Resubdivision of Washington Park Club Addition to Chicago, a Subdivision of the South 1/2 of the Southeast 1/4 of Section 15, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office