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WARRANTY DEED

Doc#: 2202146130 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/21/2022 02:36 PM Pg: 1 of 2

MAIL TO: 216 NW 087679PK

Ronak Maisuria 1/2
Bakos & Maisuria Law Group LLC

Dec ID 20220101689135
ST/CO Stamp 0-286-090-896 ST Tax \$220.00 CO Tax \$110.00
City Stamp 1-628-268-176 City Tax: \$2,310.00

Chicago Title
1755 Park St., Suite 200-1070
Naperville, IL 60563
Theodora G Otzkinov
2224 River Run Dr. Unit 148
San Diego, CA 92108

NAME & ADDRESS OF TAXPAYER

Theodora G. Otzkinov
6525 N. Nashville Ave. 2224 River Run Dr.
Unit 204B UNIT 148
Chicago, IL 60631 San Diego, CA 92108

THE GRANTOR, **MICHAEL J. PICARDI**, married to Nicole Picardi, of 6525 N. Nashville Ave., Unit 4B, Chicago, IL 60631, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, CONVEY(S) AND WARRANT(S) to THEODORA G. OTZKINOV, individually, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

UNIT 4-"B" AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL"): ALL THAT PART OF LOT 6 IN BILLY CALDWELL'S RESERVATION IN TOWNSHIPS 40 AND 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO THAT PART OF LOT 1 IN THE SUBDIVISION OF LOT 1 IN HRUBY AND COMPANY'S SUBDIVISION OF A PART OF THE SOUTHEAST FRACTIONAL 1/4 OF THE SOUTHEAST FRACTIONAL 1/4 OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND ALSO THAT PART OF THE VACATED ALLEY LYING SOUTH AND SOUTHWESTERLY OF LOT 1, AFORESAID, DESCRIBED AS FOLLOWS: COMMENCING ON THE NORTHWESTERLY LINE OF SAID BILLY CALDWELL'S RESERVATION AT ITS POINT OF INTERSECTION WITH THE SOUTHWESTERLY LINE OF MILWAUKEE AVENUE; THENCE SOUTH 34 DEGREES 14 MINUTES 10 SECONDS, EAST ALONG THE SOUTHWESTERLY LINE OF MILWAUKEE AVENUE, 50.0 FEET TO THE PLACE OF BEGINNING OF THE TRACT OF LAND TO BE DESCRIBED HEREIN; CONTINUING THENCE SOUTH 34 DEGREES 14 MINUTES 10 SECONDS, EAST ALONG D SOUTHWESTERLY LINE OF MILWAUKEE AVENUE, 231.77 FEET; THENCE SOUTH 55 DEGREES 45 MINUTES 50 SECONDS WEST AT RIGHT ANGLES TO SAID SOUTHWESTERLY LINE OF MILWAUKEE AVENUE, 186.455 FEET TO ITS POINT OF INTERSECTION WITH THE WEST LINE OF SAID LOT 1, EXTENDED SOUTH; THENCE NORTH IN THE WEST LINE OF SAID LOT 1, 159.57 FEET TO THE MOST NORTHERLY CORNER OF SAID LOT 1; THENCE NORTH 58 DEGREES 28 MINUTES 18 SECONDS WEST IN THE SOUTHWESTERLY LINE OF SAID LOT 6, 112.55 FEET TO ITS POINT OF INTERSECTION WITH A LINE 50 FEET SOUTHEASTERLY OF (AS MEASURED ALONG THE SOUTHWESTERLY LINE OF SAID MILWAUKEE AVENUE) AND PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT 6; THENCE NORTH 56 DEGREES 52 MINUTES 50 SECONDS EAST IN SAID PARALLEL LINE 142.90 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS; WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 22211098, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Permanent Real Estate Index Number: 10-31-409-060-1011

Property Address: 6525 N. NASHVILLE AVE., UNIT 4B, CHICAGO, IL 60631
204B

Subject only to the following, if any: Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; general real estate taxes not due and payable at the time of Closing; and hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

THIS IS NOT HOMESTEAD PROPERTY

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Dated this 29 day of December, 2021.

Michael J. Picardi (Seal)
MICHAEL J. PICARDI

STATE OF ILLINOIS)
) ss.
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, **MICHAEL J. PICARDI**, personally known to me to be the same person whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the 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 notarial seal, this 29 day of December, 2021.

Joy M. Luparini
Notary Public

This instrument was prepared by :

John H. Ciprian Jr.
Reda | Ciprian | Magnone LLC
8501 W. Higgins, Suite 440
Chicago, Illinois 60631

