

UNOFFICIAL COPY

WARRANTY DEED

ILLINOIS STATUTORY

22695A170148 NA 20F2

Mail to:

LEGAL FREEDOM LAW OFFICE LLC

15255 S. 94th AVE

SUITE 500

ORLAND PARK, IL 60462

Name & Address of Taxpayer:

KEVIN BYRON

4623 N CHESTER AVENUE UNIT 113-W

CHICAGO, IL 60656

Doc#. 2206357113 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 03/04/2022 04:18 PM Pg: 1 of 2

Dec ID 20220201631218

ST/CO Stamp 0-320-141-712 ST Tax \$75.00 CO Tax \$37.50

City Stamp 0-866-974-096 City Tax: \$787.50

(Space for Recorder's Use)

THE GRANTOR(S), SALVATORE RUGGIERO & EMILIA RUGGIERO ***NOT A HOMESTEAD PROPERTY

of the CITY of CHICAGO, County of COOK State of ILLINOIS

for and in consideration of _____ DOLLARS

and other good and valuable consideration, in hand paid, CONVEY(S) and WARRANT(S) to

THE GRANTEE(S), KEVIN BYRON, a single man from Chicago, IL

(Grantee's Address) 4623 N CHESTER AVENUE UNIT 113, CHICAGO, IL 60656

of the CITY of CHICAGO, County of COOK State of IL

in the form of ownership: sole

all interest in the following described real estate situated in the County of COOK, in the State of Illinois to wit:

PARCEL 1: UNIT 113-W TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN PUEBLO COMMONS CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION FILED AS DOCUMENT NUMBER LR3142538, AS AMENDED FROM TIME TO TIME, IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF FRACTIONAL SECTION 14, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN EASEMENT APPURTENANT AGREEMENT DATED JULY 17, 1979 AND FILED AUGUST 09, 1979 AS DOCUMENT NUMBER LR3110434, IN COOK COUNTY, ILLINOIS.

(NOTE: If additional space is required for legal, attach on a separate 8-1/2" x 11" sheet.)

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

Permanent Index Number(s): 12-14-112-025-1065

Property Address: 4623 N CHESTER AVENUE UNIT 113^W, CHICAGO, IL 60656

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Dated this 23rd day of February, 2022

(Seal)

Salvatore Ruggiero
SALVATORE RUGGIERO (Seal)

(Seal)

Witness by SALVATORE RUGGIERO
EMILIA RUGGIERO PER ATTORNEY IN FACT (Seal)

(NOTE: Please type or print names below all signatures.)

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
SALVATORE RUGGIERO and EMILIA RUGGIERO

personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/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 notarial seal this 23rd day of February, 2022.

Notary Public



My commission expires: 7-27-22

COOK COUNTY / ILLINOIS TRANSFER STAMP

or

Name & Address of Preparer:
ANTHONY V. PANZICA
ATTORNEY AT LAW
2510 W. IRVING PARK ROAD # B
CHICAGO, IL 60618

Exempt under provisions of Paragraph _____
Section 4, Real Estate Transfer Tax Act.
Date: _____

Buyer, Seller or Representative

** This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument (Chap. 55 ILCS 5/3-5022).