

# UNOFFICIAL COPY

Doc#: 2212339108 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 05/03/2022 08:57 AM Pg: 1 of 4

Dec ID 20220401688292  
ST/CO Stamp 1-137-993-616 ST Tax \$1,400.00 CO Tax \$700.00  
City Stamp 0-053-372-816 City Tax: \$14,700.00

Property of Cook County Clerk's Office

## RECORDER'S STAMP

BW 22061174 178

**WARRANTY DEED**  
ILLINOIS STATUTORY  
(Individual to Individual)

### Mail To:



Jonathan Repka  
1506 N. North Park Ave.  
Chicago, IL 60610

### Send Subsequent Tax Bills To:


Jonathan Repka  
1506 N. North Park Ave.  
Chicago, IL 60610

**Baird & Warner Title Services, Inc.**  
475 North Martingale  
Suite 120  
Schaumburg, IL 60173

THE GRANTORS, Ellen C. Gualtieri and Edwin D. Gualtieri, wife and husband of the City of Chicago, State of Illinois, for and in consideration of Ten and no/100 DOLLARS, and other valuable consideration in hand paid,

REAL ESTATE TRANSFER TAX		28-Apr-2022
	COUNTY:	700.00
	ILLINOIS:	1,400.00
	TOTAL:	2,100.00

17-04-201-046-0000 | 20220401688292 | 1-137-993-616

REAL ESTATE TRANSFER TAX		28-Apr-2022
	CHICAGO:	10,500.00
	CTA:	4,200.00
	TOTAL:	14,700.00 *

17-04-201-046-0000 | 20220401688292 | 0-053-372-816

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

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CONVEY and WARRANT to Jonathan Repka and Nicole Repka, husband and wife of Chicago, Illinois, as TENANTS BY THE ENTIRETY, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

See Attached Exhibit "A"

SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; all special governmental taxes or assessments confirmed and unconfirmed; general real estate taxes for second installment 2021 and subsequent years; hereby releasing and waiving all rights under by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number: 17-04-201-046-0000

Property Address: 1506 N. North Park Avenue, Chicago, IL 60610

SIGNATURE PAGE FOLLOWS

WARRANTY DEED PAGE 1 OF 2

Dated this 13 day of April, 2022.

Ellen C. Gualtieri

Ellen C. Gualtieri

E. Gualtieri  
Edwin D. Gualtieri

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 Ellen C. Gualtieri and Edwin D. Gualtieri are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged

that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

**UNOFFICIAL COPY**

Subscribed and sworn to before me this 13<sup>th</sup> day of April, 2022.



Notary Public



My Commission Expires: March 30, 2026

This instrument was prepared by:

Randall Boyer, Esq., 3225 Lake Avenue, Suite 15C-303, Wilmette, IL 60091

(Name and Address)

**MAIL TO:**

Jonathan Repka  
1506 N. North Park Ave.  
Chicago, IL 60610

**SEND SUBSEQUENT TAX BILLS TO:**

Jonathan Repka  
1506 N. North Park Ave.  
Chicago, IL 60610

WARRANTY DEED PAGE 2 OF 2

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

BW22061174

## Exhibit A

### PARCEL 1:

LOT 69 IN THE SUBDIVISION OF THE WEST 1/2 OF LOTS 120 AND 125 AND ALL OF LOTS 123, 124, 127 AND 134 INCLUSIVE AND LOT 137 IN BRONSON'S ADDITION TO CHICAGO, SAID ADDITION BEING A SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

NON EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS GRANTED BY THE CHICAGO TRANSIT AUTHORITY TO 1500 N. NORTH PARK L.L.C. DATED SEPTEMBER 19, 1995 AND RECORDED AS DOCUMENT 95692855 TO MAINTAIN A DRIVEWAY FOR INGRESS AND EGRESS ONLY OVER THE FOLLOWING DESCRIBED LAND:

THE EAST 16.0 FEET OF LOTS 51, 54, 55, 58, 59, 62, 63, 66, 67, 70, 71, 74, 75, 78, 79, 82, 83, 86, 87 AND 90 IN W.B. OGDEN'S SUBDIVISION OF THE WEST 1/2 OF LOTS 120 AND 125, ALL OF LOTS 123, 124, 127 TO 134 AND 137, OF BRONSON'S ADDITION TO CHICAGO AND THE EAST 16.0 FEET OF LOTS 1 THROUGH 4 IN DIXON'S SUBDIVISION OF THE EAST 1/2 OF LOT 135, OF BRONSON'S ADDITION TO CHICAGO AND THE EAST 16.0 FEET OF LOTS 5 THROUGH 8 IN THE\* SUBDIVISION OF LOT 136, OF BRONSON'S ADDITION TO CHICAGO AND THE EAST 16.0 FEET OF LOTS 17, 20, 21, 24 AND 25 IN W.B. OGDEN'S SUBDIVISION OF LOTS 138, 139 AND THE RESUBDIVISION OF LOTS 142 TO 151 OF BRONSON'S ADDITION TO CHICAGO ALL IN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 17-04-201-046-0000

For Informational Purposes only: 1506 N. North Park Avenue, Chicago, IL 60610