

UNOFFICIAL COPY

Doc#: 2212521293 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/05/2022 10:35 AM Pg: 1 of 4

Dec ID 20220401692224
ST/CO Stamp 0-078-576-528 ST Tax \$550.00 CO Tax \$275.00
City Stamp 2-045-246-352 City Tax: \$5,775.00

WARRANTY DEED

AFTER RECORDING MAIL TO:

Deborah M. Martinez
5120 Main St #106
Downers Grove IL 60515

(Reserved for Recorders Use Only)

MAIL REAL ESTATE TAX BILL TO: GRANTEE'S ADDRESS

Jacquelyn Hoyt and Brian Hoyt
1428 W. Belmont Ave, Unit 3,
Chicago, IL 60657

THE GRANTORS: Krisjanis Berzins and Justine Berzins, husband and wife, of 1428 W. Belmont Ave, Unit 3, Chicago, IL 60657, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEY AND WARRANT to Jacquelyn Hoyt and Brian Hoyt, wife and husband*, of 1846 W. School St Chicago IL, to have and to hold, the following described Real Estate, situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Commonly known as: 1428 W. Belmont Ave, Unit 3, Chicago, IL 60657
PIN: 14-20-329-052-1003

* as tenants by the entirety

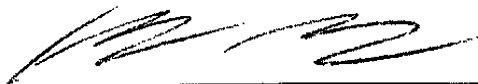
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: (a) General real estate taxes not due and payable at the time of closing; (b) Special Assessments confirmed after Contract date; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Zoning laws and Ordinances; (e) Easements for public utilities; (f) Drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

FIDELITY NATIONAL TITLE
OC22004805

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DATED this 12th day of April, 2022.



Krisjanis Berzins

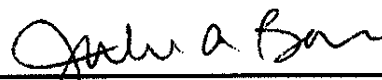


Justine Berzins

STATE OF IL)
COUNTY OF COOK)SS

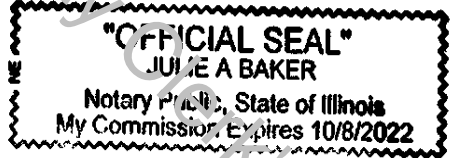
I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **Krisjanis Berzins and Justine Berzins**, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and individually acknowledged that they signed and delivered the said instrument as 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 official seal this 12th day of April, 2022.



Notary Public

NAME AND ADDRESS OF PREPARER:
Zohaib Ali
Attorney at Law
6825 Hobson Valley Dr., Suite 102
Woodridge, IL 60517



PROPERTY OF COURT'S Office

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REAL ESTATE TRANSFER TAX

22-Apr-2022



COUNTY:	275.00
ILLINOIS:	550.00
TOTAL:	825.00

14-20-329-052-1003

| 20220401692224

| 0-078-576-528

REAL ESTATE TRANSFER TAX

22-Apr-2022



CHICAGO:	4,125.00
CTA:	1,650.00
TOTAL:	5,775.00 *

14-20-329-052-1003

| 20220401692224

| 2-045-246-352

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

Proprietary Cook County Clerk's Office

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EXHIBIT A

Order No.: OC22004805

For APN/Parcel ID(s): 14-20-329-052-1003

For Tax Map ID(s): 14-20-329-052-1003

PARCEL 1:

UNIT 3, IN THE 1428 W. BELMONT CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOT 83 IN ALBERT WISNER'S SUBDIVISION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0500319016, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-2 AND STORAGE SPACE S-2, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0500319016.

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