

# UNOFFICIAL COPY

## WARRANTY DEED ILLINOIS STATUTORY

Doc#: 2214306028 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 05/23/2022 08:53 AM Pg: 1 of 2

Dec ID 20220501619041  
ST/CO Stamp 0-788-807-568 ST Tax \$466.00 CO Tax \$233.00  
City Stamp 1-996-767-120 City Tax: \$4,893.00

Ⓢ 22SP00784NB

**THE GRANTORS, Timothy Lavery and Melanie Garrett, husband and wife of the County of Cook, State of Illinois, for and in consideration of TEN (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT unto GRANTEE, Kelly E. Kunkel, a single person and Gabriella Cipriani, a single person, in Joint Tenancy of 2043 W. Moffat, Chicago, IL 60647, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:**

**PARCEL 1: UNIT 1 IN THE 1106 N. MOZART CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:**

**LOT 30 IN BLOCK 2 IN HUTCHINSON AND COLT'S SUBDIVISION OF BLOCKS 2, 6, 12, AND 16 IN CARTER'S SUBDIVISION OF BLOCKS 1, 2, 3, 4, AND 7 IN CLIFFORD'S ADDITION TO CHICAGO, IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0510318076, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.**

**PARCEL 2: THE EXCLUSIVE RIGHT TO USE PARKING SPACE G-1, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE AFOREMENTIONED DECLARATION OF CONDOMINIUM.**

Permanent Index Number(s): 16-01-303-043-1001

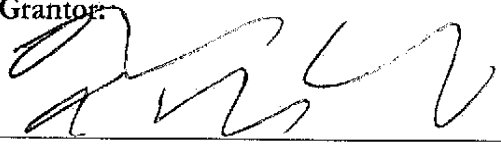
Address of Real Estate: 1106 North Mozart Street, #1, Chicago, IL 60622

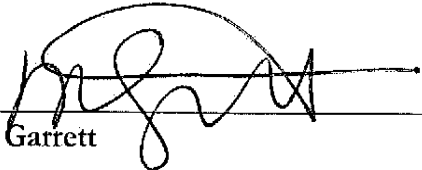
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

**SUBJECT TO:** General real estate taxes not yet due and payable; 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; and the Declaration of Condominium Ownership, as amended from time to time.

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Dated this 14<sup>th</sup> day of May, 2022

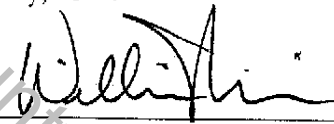
Grantor:  
  
\_\_\_\_\_  
Timothy Lavery

Grantor:  
  
\_\_\_\_\_  
Melanie Garrett

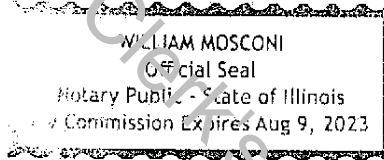
STATE OF ILLINOIS )  
 ) ss.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **CERTIFY THAT Timothy Lavery and Melanie Garrett** 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, including the release and waiver of the right of homestead.



Given under my hand and official seal, this 14<sup>th</sup> day of May, 2022.

  
\_\_\_\_\_  
Notary Public


Prepared By: William Mosconi, Esq.  
DEFRENZA MOSCONI, PC  
707 Skokie Boulevard, Suite 410  
Northbrook, Illinois 60062



Mail To: Kelly E. Kunkel  
1106 N. Mozart St. #1  
Chicago, IL 60622

REAL ESTATE TRANSFER TAX		20-May-2022
	COUNTY:	233.00
	ILLINOIS:	466.00
	TOTAL:	699.00
16-01-303-043-1001   20220501619041   0-788-807-568		

Taxpayer: Kelly E. Kunkel and Gabriella Cipriani  
1106 North Mozart Street, #1  
Chicago, IL 60622

REAL ESTATE TRANSFER TAX		20-May-2022
	CHICAGO:	3,495.00
	CTA:	1,398.00
	TOTAL:	4,893.00 *
16-01-303-043-1001   20220501619041   1-996-767-120		

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