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Chicago Title Insurance Company

Warranty DEED ILLINOIS STATUTORY

Doc#: 2214418083 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/24/2022 09:05 AM Pg: 1 of 2

Dec ID 20220501624270
ST/CO Stamp 0-050-118-544 ST Tax \$158.50 CO Tax \$79.25
City Stamp 0-169-262-992 City Tax: \$1,664.25

CT 22BND236766NB2/2

THE GRANTOR(S), Anderson Laureano Matos, a married man, of 3930 N. Pine Grove Ave., Unit 708, Chicago, IL 60613, for and in consideration of Ten and no/100 Dollars (\$10.00) and other good and valuable considerations in hand paid, convey(s) and warrant(s) to Bryan Niedelson, LOT MARRIED OF MIAMI, FL, to have and to hold, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

UNIT 708 IN THE LAKE PARK PLAZA CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1 AND 2 IN BLOCK 2 IN THE EQUITABLE TRUST COMPANY'S SUBDIVISION OF LOTS 1 AND 2 IN PINE GROVE, A SUBDIVISION OF FRACTIONAL SECTION 21, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 24769207, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: Covenants, conditions and restrictions of records, special taxes or assessments for improvements not yet completed, any confirmed special tax or assessment, general real estate taxes not yet due and payable at the time of closing including taxes which may accrue by reason of new or additional improvements during the years

Permanent Real Estate Index Number(s): 14-21-100-018-1072

Address of Real Estate: 3930 N. Pine Grove Ave., Unit 708, Chicago, IL 60613

THIS IS NON-HOMESTEAD PROPERTY.

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Dated this 19 day of May, 2022.

X [Signature]
Anderson Laureano Matos

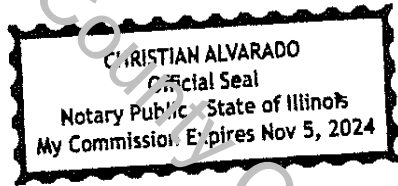
STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, **Anderson Laureano Matos**, personally known to me to be the person(s) whose name(s) is/are 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 her/his/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 19 day of MAY, 2022.

[Signature]
(Notary Public)

Prepared By:
MORTON RUBIN
Attorney at Law
3330 Dundee Rd., Suite C-4
Northbrook, IL 60062



After Recording Mail To:

LARRY SIEBEL
1720 Maple Ave., #2430
EVANSTON, IL 60201

Name and Address of Taxpayer:

Bryan Niedelson
3930 N. Pine Grove Ave., Unit 708, Chicago, IL 60613

PROBATE OF COOK COUNTY CLERK'S OFFICE