

14

UNOFFICIAL COPY



2215441190

Doc# 2215441190 Fee \$88.00

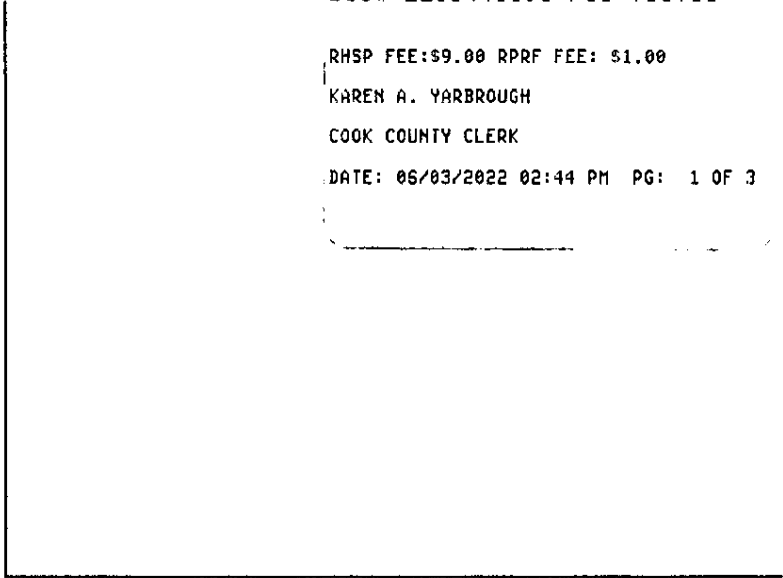
RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/03/2022 02:44 PM PG: 1 OF 3

**WARRANTY DEED
ILLINOIS STATUTORY**



(The Above Space for Recorder's Use Only)

THE GRANTOR, Joseph Roberti, a single person and not a party to a civil union, of the City of Chicago, County of Cook, and State of Illinois, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Gregory Dudzienki and Stephanie Henriques, Husband and Wife, of 5654 North Rockwell, Unit 1S, Chicago, IL 60659, as Tenants By The Entirety, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

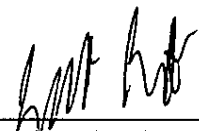
Permanent Index Number(s): 11-31-310-007-1002

Property Address: 2046 West Arthur Avenue, Unit 1, Chicago, IL 60645

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

SUBJECT TO: 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 general real estate taxes not due and payable at the time of Closing.

Dated this 19th day of May, 2022.

X 

Joseph Roberti

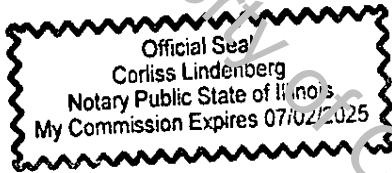
Chicago Title 224NW520731RM 1/2 MW

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS,
COUNTY OF DUPAGE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Joseph Roberti personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered in the instrument as his 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 19th day of May, 2022.



Corliss Lindenberg

Notary Public

REAL ESTATE TRANSFER TAX		01-Jun-2022
	COUNTY:	124.50
	ILLINOIS:	249.00
	TOTAL:	373.50
11-31-310-007-1002	20220501601907	0-317-767-760

THIS INSTRUMENT WAS PREPARED BY:
Laurence M. Cohen
The Law Offices of Laurence M. Cohen, P.C.
1017 W. Golf Road
Hoffman Estates, IL 60169

MAIL DEED TO:

~~Fogarty and Fugate, LLC
203 North LaSalle Street
Suite 2100
Chicago, IL 60601
Attn: Mrs. Kelli A. Fogarty, Esquire~~

*Gregory Dudzienski
and Stephanie Henriques
2046 W. Arthur Ave
Unit 1
Chicago IL 60645*

SEND SUBSEQUENT TAX BILLS TO:

Mr. Gregory Dudzienski and Mrs. Stephanie
Henriques
2046 West Arthur Avenue
Unit 1
Chicago, IL 60645

REAL ESTATE TRANSFER TAX		01-Jun-2022
	CHICAGO:	1,867.50
	CTA:	747.00
	TOTAL:	2,614.50 *
11-31-310-007-1002	20220501601907	1-179-435-088

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

UNOFFICIAL COPY

LEGAL DESCRIPTION

Order No.: 22GNW520731RM

For APN/Parcel ID(s): 11-31-310-007-1002

PARCEL 1:

UNIT NO. 2046-1 IN 2046-2048 WEST ARTHUR CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOT 13 AND THE WEST 1/2 OF LOT 12 IN ARTHUR AVENUE SUBDIVISION OF THE SOUTH 26 ACRES IN THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 4, 1922 AS DOCUMENT NUMBER 7366967 IN COOK COUNTY ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT 'D' TO THE DECLARATION OF CONDOMINIUM RECORDED NOVEMBER 28, 2005 AS DOCUMENT NO. 0533218121, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-8, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NO. 0533218121.

Cook County Clerk's Office