

UNOFFICIAL COPY

4 22.01822.EP

Doc#: 2215706148 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/06/2022 08:27 AM Pg: 1 of 2

PREPARED BY:



THE LAW OFFICES OF T. NICHOLAS TYSZKA, L.L.C.

Law Offices of T. Nicholas Tyszka, L.L.C.
401 N. Michigan Ave., Suite 1200
Chicago, Illinois 60611-4264
Telephone: (312) 488-1250

Dec ID 20220501610527
ST/CO Stamp 0-542-908-496 ST Tax \$325.00 CO Tax \$162.50
City Stamp 1-012-121-680 City Tax: \$3,412.50

MAIL TAX BILL TO:

Christopher Mastin & Celeste Mastin
2510 N. Wayne Ave., Unit 201
Chicago, Illinois 60614-2142

MAIL RECORDED DEED TO:

Justin C. Strane
Front Door Legal
2502 N. Clark St., Suite 236
Chicago, Illinois 60614

FOR RECORDER'S USE ONLY

WARRANTY DEED
Statutory (Illinois)

THE GRANTOR(S), Ryan Seyedi, a single & unmarried man, and
a both of City of Scottsdale, State of Arizona,
for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid,
CONVEY(S) AND WARRANT(S) to Christopher Mastin & Celeste Mastin, husband and wife,
of 515 Mulberry Ln., Haverford, Pennsylvania, 19041-1913

- as an individual
as tenants in common
not as tenants in common but as joint tenants
not as Tenants in Common nor as Joint Tenants but as Tenants by the Entirety

all right, title, and interest in the following described real estate situated in the County of Cook,
State of Illinois, to wit:

Unit Number 201 and P-18 in Wheelworks Condominium as delineated on a survey of the following describe real estate:

Lots 16, 17, 18, 19, 20, 21, 22, 23 and all of the east and west alley lying south of and southerly of said Lot 18 and northerly of said Lots 19 through
23, both inclusive and between the east line and west line of said lot 18 produced south, all in subdivision of that part of Lot 13 in County Clerk's
division of Block 43, lying west of the east line of Ward Street, extended and east of the west 124.0425 feet of said Lot 13 in Sheffield's Addition to
Chicago, in Section 29, 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 No. 85175306 and restated by the Delaration recorded as Document No. 11198150, together
with its undivided percentage interest in the property described in said declaration of condominium.

Permanent Index Number(s): 14-29-314-048-1018 (Unit) & 14-29-314-048-1059 (Space)

Property Address(es): 2510 N. Wayne Ave., Unit 201 & Space P-18, Chicago, Illinois 60614-2142

Subject, however, to the general taxes for the year of 2021 and thereafter, and all instruments, covenants,
restrictions, conditions, applicable zoning laws, ordinances, and regulations of record.

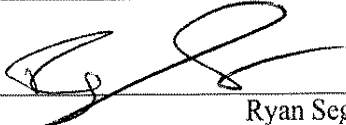
- Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the
State of Illinois.
This is not homestead property as to the Grantor named herein or his/her spouse (if applicable).

PREPARED BY

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WARRANTY DEED Statutory (Illinois) (continued)

Dated this 16 day of May, 2022.

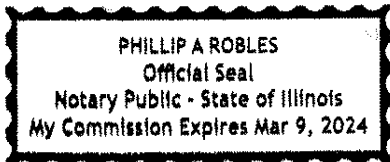


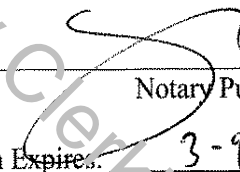
Ryan Segedi

STATE OF ILLINOIS)
)
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Ryan Segedi personally known to me to be the same 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 his/her/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 notarial seal, this 16th day of May, 2022.





Notary Public
My Commission Expires 3-9-24

Exempt under the provisions of paragraph _____.

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