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WARRANTY DEED

Doc#: 2215712058 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/06/2022 06:49 AM Pg: 1 of 4

Dec ID 20220501624225
ST/CO Stamp 0-893-075-536 ST Tax \$359.00 CO Tax \$179.50
City Stamp 1-051-246-672 City Tax: \$3,769.50

FNTIC No: SC22010714

THE GRANTORS, Carleigh Connelly and Christopher Rochester, married to one another, of the City of Chicago, State of Illinois for and in consideration of Ten and no/100 (\$10.00), and other good and valuable consideration in hand paid, CONVEY and WARRANT to Lydia VanZalen, a single person, Illinois _____, all interest in the following described Real Estate situated in the County of COOK in the State of Illinois, to wit: **See Exhibit "A" attached hereto and made a part hereof.**

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.

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

Permanent Index Number: 14-16-305-021-1012

Address of Real Estate: 696 W. Irving Park Rd., Unit 34, Chicago IL 60613

Dated this 17th day of May, 2022.

Carleigh A Connelly
Carleigh Connelly

Christopher Rochester
Christopher Rochester

State of Illinois, County of Cook: ss

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Carleigh Connelly and Christopher Rochester, 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 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 27th day of May, 2022.

James J Riebandt
Notary Public



FIDELITY NATIONAL TITLE

SC22010714

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FNTIC No: SC22010714

Exhibit "A" – Legal Description

Permanent Index Number: 14-16-305-021-1012

Address of Real Estate: 696 W. Irving Park Rd., Unit B4, Chicago IL 60613

UNIT NO. B-4 AS DELINEATED ON SURVEY THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (THE PARCEL): PARCEL A: ALL OF CROSBY'S SUBDIVISION OF THE WEST 200 FEET OF LOT 14 IN SCHOOL TRUSTEES SUBDIVISION OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; ALSO PARCEL B: THE EAST 150 FEET OF THE WEST 300 FEET OF LOT 14 IN SCHOOL TRUSTEES' SUBDIVISION, AFORESAID (AS ORIGINALLY PLATED); ALSO PARCEL C: LOTS 22, 23, 24 AND 25 IN Bittersweet, A SUBDIVISION OF LOTS 13 AND 16 IN SCHOOL TRUSTEES' SUBDIVISION AFORESAID ALSO PARCEL D: LOTS 1 AND 6 IN SNYDER'S SUBDIVISION OF LOT 15 IN SCHOOL TRUSTEES' SUBDIVISION AFORESAID, ALL IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM MADE BY BANK OF RAVENSWOOD TRUST NUMBER 2323 RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS AS DOCUMENT 23378669; TOGETHER WITH AN UNDIVIDED 100 PERCENT INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) IN COOK COUNTY, ILLINOIS.

Prepared by: James J. Riebandt, DiMonte & Lizak, 216 Higgins Rd., Park Ridge IL 60068
 Mail to: ~~AND Brian Tharp, 102 N. Evergreen Ave., Arlington Heights IL 60004~~
 Tax Bill to: Lydia VanZalen, 696 Irving Park Rd., Unit B4, Chicago IL 60613

GRANTEES ADDRESS ↗

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REAL ESTATE TRANSFER TAX 01-Jun-2022





CHICAGO:	2,692.50
STA:	1,077.00
TOTAL:	3,769.50 *

14-16-305-021-1012 | 20220501624225 | 1-051-246-672

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

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REAL ESTATE TRANSFER TAX		01-Jun-2022
	COUNTY:	179.50
	ILLINOIS:	359.00
	TOTAL:	538.50
14-16-305-021-1012		20220501624225 0-893-075-536