

# UNOFFICIAL COPY

Doc#: 2216621042 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 06/15/2022 01:06 PM Pg: 1 of 3

## Warranty Deed

ILLINOIS

Dec ID 20220601643043  
ST/CO Stamp 0-188-239-952 ST Tax \$489.00 CO Tax \$244.50  
City Stamp 1-009-864-784 City Tax: \$5,134.50

*Above Space for Recorder's Use Only*

THE GRANTORS, John P. Halpin and Kayla R. Halpin, husband and wife, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT to Charles D. Fox and Emily Elizabeth Roznowski, *married, As 4 units by the entirety*, the following described Real Estate situated in the County of Cook in the State of Illinois to wit: *(See page 2 for legal description attached here to and made part hereof)*, 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.

Permanent Real Estate Index Number(s): 14-17-416-031-1017, *14-17-416-030-1003 2nd*  
*14-17-416-032-1029*

Address of Real Estate: 833 W. Belle Plaine Avenue, Unit 3, Chicago, IL 60613

The date of this deed of conveyance is *3rd* day of *June*, 2022.

*John P. Halpin*  
\_\_\_\_\_  
John P. Halpin

*Kayla R. Halpin*  
\_\_\_\_\_  
Kayla R. Halpin

### REAL ESTATE TRANSFER TAX

10-Jan-2022



CHICAGO:	3,667.50
CTA:	1,467.00
TOTAL:	5,134.50

14-17-416-030-1003 | 20220601643043 | 1-009-864-784

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

State of ILLINOIS, County of COOK ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that John P. Halpin and Kayla R. Halpin, 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 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.

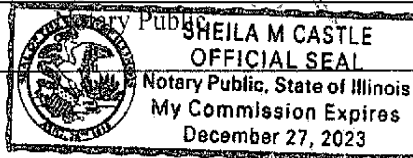
(Impress Seal Here)

(My Commission Expires *12/27/23*)

Given under my hand and official seal.

Dated: *Jun 3, 2022*

*Sheila M. Castle*  
\_\_\_\_\_  
Notary Public



*CT# 2745C 594254LA 1/2/22*

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LEGAL DESCRIPTION

For the premises commonly known as 833 W. Belle Plaine Avenue, Unit 3, Chicago, IL 60613.

See attached.

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		10-Jun-2022
COUNTY:		244.50
ILLINOIS:		489.00
TOTAL:		733.50

14-17-416-030-1003 | 20221601643043 | 0-188-239-952

<p>This instrument was prepared by:  Ivan Puljic  Law Offices of Ivan Puljic, Ltd.  10 S. LaSalle St. Suite 2920  Chicago, IL, 60603</p>	<p>Send subsequent tax bills to:  MICHELLE LAISS ESR  1530 W. FULLERTON AVE  CHICAGO, IL 60614</p>	<p>Recorder-mail record document to:  CHARLES FOX  833 W. BELLEPLAINE AVE  UNIT 3  CHICAGO, IL 60613</p>
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## EXHIBIT "A"

Order No.: 22GSC596254LP

For APN/Parcel ID(s): 14-17-416-030-1003, 14-17-416-031-1017 and 14-17-416-032-1029

### PARCEL 1A:

UNITS 833-835 IN THE 833-835 BELL PLAIN CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF LOT 1 IN KLANER'S SUBDIVISION OF SUB-LOTS 13, 14, 15, 16, 17, AND 18 IN SCHLOESSER, COMSTOCK AND PICK'S SUBDIVISION OF LOTS 7 AND 10 AND THE NORTH 2 1/2 ACRES OF LOT 8 IN HUNDLEY'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 96099412, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

### PARCEL 1B:

EASEMENTS FOR THE BENEFIT OF PARCEL 1A FOR INGRESS AND EGRESS OVER, UPON AND ACROSS CERTAIN DESCRIBED PROPERTY AS CREATED BY EASEMENT AGREEMENTS RECORDED AS DOCUMENT NUMBERS 96099409 AND 96099410.

### PARCEL 2:

UNIT 17, IN BELLE PLAIN CONDOMINIUMS PARKING LOT AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PARTS OF LOTS 1 AND 2 IN ELIZABETH KLANER'S SUBDIVISION OF LOTS 13, 14, 15, 16, 17 AND 18 IN SCHLOESSER, COMSTOCK AND PICK'S SUBDIVISION OF LOTS 7 AND 10 AND THE NORTH 2 1/2 ACRES OF LOT 8 IN HUNDLEY'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO PART OF LOT 19 IN SCHLOESSER, COMSTOCK AND PICK'S SUBDIVISION OF LOTS 7 AND 10 AND THE 2 1/2 ACRES OF LOT 8 IN HUNDLEY'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN,

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 96099411, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

### PARCEL 3:

UNIT S-2 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 839-851 BELLE PLAIN CONDOMINIUMS, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 96157603, IN SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.