

UNOFFICIAL COPY

Doc# 2219506053 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/14/2022 06:38 AM Pg: 1 of 3

Dec ID 20220701671291
ST/CO Stamp 0-954-881-104 ST Tax \$317.00 CO Tax \$158.50
City Stamp 0-557-421-648 City Tax: \$3,328.50

1689821 1/2

WARRANTY DEED ILLINOIS STATUTORY

STEWART TITLE
700 E. Diehl Road, Suite 130
Naperville, IL 60563

THE GRANTOR, Joseph Moreno, a married man, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, **CONVEYS AND WARRANTS** to Evaristo ^{ricardo} Alday and Kelly ^{anna} Alday, husband and wife, as tenants by the entirety, of the City of Chicago, State of Illinois, County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

This is not homestead property for seller

See Exhibit 'A' attached hereto and made a part hereof

SUBJECT TO: covenants, conditions and restrictions of record, public and utility easements and roads and highways hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s):

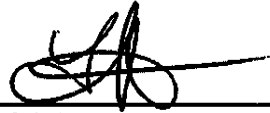
13-14-207-040-1006
13-14-207-040-1082

Address of Real Estate:

3201 W Leland Avenue Unit 206
Chicago, IL 60625

Dated this 1st day of July 2022.

UNOFFICIAL COPY

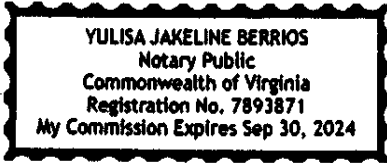


Joseph Moreno

STATE OF Virginia)
) ss.
COUNTY OF Henrico)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY THAT** Joseph Moreno, as 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 I signed, sealed and delivered the instrument as my free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 18th day of July 2022.



Notary Public

My commission expires on 09/30/2024, 2024.

Prepared By:
Steven R. Felton, Esq.
134 N LaSalle St., Suite 1720
Chicago, Illinois 60602

Mail To AND
Name & Address of Taxpayer:
Evaristo & Kelly Alday
3201 W. Leland Ave. #206
Chicago IL 60625

UNOFFICIAL COPY

EXHIBIT "A" LEGAL DESCRIPTION

File No.: 1689821


Parcel 1: Unit 206 and GU37 in the Leland Crossing Condominiums as delineated on a survey of the following described real estate: Parts of Block 13 in North West Land Association Subdivision of the East 1/2 of the Northeast 1/4 of Section 14, Township 40 North, Range 13 East of the Third Principal Meridian (Except the South 665.6 feet thereof and Except the Northwestern Elevated Railroad yards right of way: which survey is attached as Exhibit "D" to the Declaration of Condominium recorded as Document Number 1015344023 together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Parcel 2: Non-Exclusive Easements for the benefit of the aforesaid parcel(s) for ingress, egress, support, use and enjoyment as set forth in and created by the Declaration of Covenants, Conditions, Restrictions and Easements: Reciprocal Easement and Maintenance Agreement recorded June 2, 2010 as Document Number 1015344022.

Parcel 3: The exclusive right to the use of S-206 a limited common element as delineated and defined in the Declaration of Condominium First Amendment recorded as document number 1127029031.



PIN(S):

13-14-207-040-1006
13-14-207-040-1082

REAL ESTATE TRANSFER TAX		13-Jul-2022
	CHICAGO:	2,377.50
	CTA:	951.00
	TOTAL:	3,328.50 *

13-14-207-040-1006 | 20220701671291 | 0-557-421-648

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

REAL ESTATE TRANSFER TAX		13-Jul-2022
	COOK:	158.50
	ILLINOIS:	317.00
	TOTAL:	475.50

13-14-207-040-1006 | 20220701671291 | 0-554-88-104