

# UNOFFICIAL COPY

C.T.I./CY

1 OF 2

22GNW 231071WC

Doc#: 2221040090 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 07/29/2022 11:54 AM Pg: 1 of 3

Dec ID 20220701671258

ST/CO Stamp 1-010-324-560 ST Tax \$236.00 CO Tax \$118.00

City Stamp 1-498-354-768 City Tax: \$2,478.00

## WARRANTY DEED

### AFTER RECORDING MAIL TO:

Daniel Seitzer Law  
2710 Euclid Ave  
Berwyn, IL 60402

### MAIL REAL ESTATE TAX BILL TO:

Nicolas M. Tringali and Allyn M. Daly  
3705 West Altgeld Street, Unit 2  
Chicago, IL 60647

(Reserved for Recorders Use Only)


**THE GRANTOR:** Nicholas Martinez, married to Fidan Aliyeva, of 3705 West Altgeld Street, Unit 2, Chicago, IL 60647, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to Nicolas M. Tringali, \_\_\_\_\_, and Allyn M. Daly, Husband and Wife of Chicago, IL, as tenants by the entirety to have and to hold, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

### SEE ATTACHED LEGAL DESCRIPTION

Commonly known as: 3705 West Altgeld Street, Unit 2, Chicago, IL 60647  
PIN: 13-26-328-039-1011



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

**SUBJECT TO:** (a) General real estate taxes not due and payable at the time of closing; (b) Special Assessments confirmed after Contract date; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Zoning laws and Ordinances; (e) Easements for public utilities; (f) Drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

REAL ESTATE TRANSFER TAX		13-Jul-2022
	CHICAGO:	1,770.00
	CTA:	708.00
	TOTAL:	2,478.00 *

13-26-328-039-1011 | 20220701671258 | 1-498-354-768

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

REAL ESTATE TRANSFER TAX		COUNTY:
		ILLINOIS:
		TOTAL:
13-26-328-039-1011		20220701671258

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DATED this 30th day of June, 2022.

*Nicholas Martinez*  
Nicholas Martinez

*Fidan Aliyeva*  
Fidan Aliyeva

STATE OF IL )  
COUNTY OF Cook ) SS

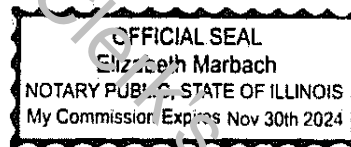
I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **Nicholas Martinez and Fidan Aliyeva**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and individually acknowledged that he/she signed and delivered the said instrument as his/her 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 30th day of June, 2022.

*Elizabeth Marbach*  
Notary Public

**NAME AND ADDRESS OF PREPARER:**

The Katris Law Group  
Attorney at Law  
257 West Ave., Suite 206  
Elmhurst, IL 60126



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## EXHIBIT A

Order No.: 22GNW731071WC

**For APN/Parcel ID(s): 13-26-328-039-1011**

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UNIT 3705-2 IN LOGAN SQUARE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED LAND:

LOTS 1 AND 2 IN BLOCK 1 IN KRESTEN'S SUBDIVISION OF LOT 14 IN KIMBALL'S SUBDIVISION OF THE WEST HALF OF THE SOUTHEAST QUARTER AND THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TOGETHER WITH AND UNDIVIDED PERCENTAGE INTEREST APPURTENANT TO THE UNITS AS SET FORTH IN THE DECLARATION OF CONDOMINIUM DATED NOVEMBER 28, 2005 AND RECORDED MARCH 3, 2006, AS DOCUMENT NUMBER 0606210099, IN COOK COUNTY, ILLINOIS.

Department of Cook County Clerk's Office