

# UNOFFICIAL COPY

Doc#: 2221728062 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 08/05/2022 10:20 AM Pg: 1 of 4

Dec ID 20220801600999  
ST/CO Stamp 0-527-221-328 ST Tax \$387.50 CO Tax \$193.75  
City Stamp 1-385-841-232 City Tax: \$4,068.75

## WARRANTY DEED ILLINOIS STATUTORY

### THE GRANTOR:

Daniel Tomassi  
534 N. Los Robles Avenue, #7  
Pasadena, CA 91101

### COMMON ADDRESS:

2342 W. Bloomingdale Avenue, Unit 304  
Chicago, IL 60647

(The Above Space for Recorder's Use Only)

**THE GRANTOR**, Daniel Tomassi, of the City of Pasadena, County of Los Angeles, State of California, ~~as a married woman~~<sup>\*</sup> individually, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and for other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to **THE GRANTEE** Elizabeth C. Quinones, of the City of Chicago, County of Cook, State of Illinois, as a single woman, individually, all interest in the following described real estate situated in the County of Cook, City of Chicago, in the State of Illinois, legally described on *Exhibit "A"* attached hereto and incorporated herein by this reference, together with all buildings, structures, fixtures and other improvements located thereon, and all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of **THE GRANTOR**, either in law or equity of, in and to the above described premises, with the hereditaments and appurtenances:

\* Single man

**TO HAVE AND TO HOLD** the said premises as above described, with the appurtenances, unto **THE GRANTEE**, her successors and assigns, forever

And **THE GRANTOR**, for himself and his successors, does covenant, promise and agree to and with **THE GRANTEE** and her successors and assigns, that **THE GRANTOR** has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged except as herein recited; and that **THE GRANTOR** will WARRANT AND DEFEND, the said premises against all persons claiming, or to claim the same, by, through or under **THE GRANTOR**, subject only to the following: (1) COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD, (2) BUILDING LINES AND EASEMENTS, IF ANY, PROVIDED THEY DO NOT INTERFERE WITH THE CURRENT USE AND ENJOYMENT OF THE REAL ESTATE, AND (3) GENERAL REAL ESTATE TAXES NOT YET DUE AND PAYABLE AT THE TIME OF CLOSING.

**\*\* THIS IS NOT HOMESTEAD PROPERTY \*\***


PIN: 14-31-310-059-1021

PIN: 14-31-310-059-1039

Landtrust National Title  
120 S. LaSalle St.  
Suite 1700  
Chicago, IL 60603

# UNOFFICIAL COPY

Dated this \_\_\_ day of July, 2022.

 (Seal)  
 Daniel Tomassi

\_\_\_\_\_ (Seal)  
 (for Waiver and Release of Homestead Purposes Only)

STATE OF \_\_\_\_\_ )  
 ) SS.  
 COUNTY OF \_\_\_\_\_ )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Daniel Tomassi, 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 he signed, sealed and delivered in the instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

SUBSCRIBED and SWORN to before me this this \_\_\_\_\_ day of July, 2022.

**PLEASE SEE ATTACHMENT  
FOR NOTARY SEAL**

\_\_\_\_\_  
 Notary Public

My commission expires \_\_\_\_\_

**THIS INSTRUMENT PREPARED BY:**



Sean M. Byrne  
 Byrne Law  
 1146 W. Hubbard St., Ste. 3W  
 Chicago, IL 60642


**MAIL TO:**

Elizabeth Quinones  
 2342 W. Bloomingdale Avenue  
 Unit 304  
 Chicago, IL 60647

**SEND SUBSEQUENT TAX BILLS TO:**

Elizabeth Quinones  
 2342 W. Bloomingdale Avenue  
 Unit 304  
 Chicago, IL 60647

REAL ESTATE TRANSFER TAX		04-Aug-2022
	COUNTY:	193.75
	ILLINOIS:	387.50
	TOTAL:	581.25
14-31-310-059-1021   20220801600999   0-527-221-328		

REAL ESTATE TRANSFER TAX		04-Aug-2022
	CHICAGO:	2,906.25
	CTA:	1,162.50
	TOTAL:	4,068.75 *
14-31-310-059-1021   20220801600999   1-385-841-232		

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

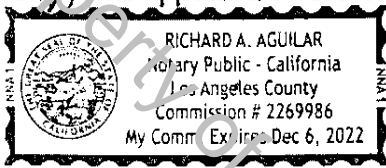
# UNOFFICIAL COPY

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Los Angeles

Subscribed and sworn to (or affirmed) before me on this 15<sup>th</sup>  
day of August, 2022, by Daniel Tomassi

proved to me on the basis of satisfactory evidence to be the person who appeared before me.



(Seal)

Signature *R. Aguilar*

Re: Warranty Deed - Illinois Statutory

COOK County Clerk's Office

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LN22026368

## Exhibit A

UNITS 304 AND P-6 IN BUCKTOWN VIEW CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THE EAST 192 FEET OF THE WEST 292 FEET OF THE FOLLOWING DESCRIBED TRACT: LOTS 34 TO 43, BOTH INCLUSIVE, IN BLOCK 14 IN PEIRCE'S ADDITION TO HOLSTEIN ON THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

ALSO, LOTS 1 TO 16, INCLUSIVE AND LOT 17 (EXCEPT THAT PART WEST OF A LINE 50 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SECTION 31) IN THE SUBDIVISION OF LOTS 20 TO 34 INCLUSIVE, EXCEPT THE EAST 17.12 FEET OF LOT 34 IN BLOCK 14 IN PIERCE'S ADDITION TO HOLSTEIN, BEING IN THE NORTH 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 20, 2001 AS DOCUMENT NUMBER 0011214250 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PIN: 14-31-310-059-1021, 14-31-310-059-1039

For Informational Purposes only: 2342 West Bloomingdale Avenue, Unit 304, Chicago, IL 60647