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Doc#. 2225534176 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/12/2022 01:16 PM Pg: 1 of 3

Dec ID 20220801614916
ST/CO Stamp 1-627-134-544 ST Tax \$608.00 CO Tax \$304.00
City Stamp 1-821-973-072 City Tax: \$6,384.00

**WARRANTY DEED
ILLINOIS STATUTORY**

THE GRANTOR, CARL K. ATALLAH, a married man, and JULIETA ATALLAH, his spouse for purposes of waiving her homestead only, of the City of CHICAGO, County of Cook, State of Illinois for and in consideration of ten dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to BENJAMIN BERNARDO, 354 N. Marshfield Ave. #3S, of CHICAGO, Illinois, of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

A single man

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

SUBJECT TO: covenants, conditions and restrictions of record, public and utility easements, acts done by or suffered through Buyer, condominium declaration and bylaws, if any, 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 Real Estate Index Number(s): 14-31-123-046-1003 and 14-31-123-046-1010
Address(es) of Real Estate: 2150 N. DAMEN AVE. #301, CHICAGO, IL 60647

Dated this fifteenth day of August, 2022

CA Atallah

CARL K. ATALLAH

Julieta Atallah

JULIETA ATALLAH

PTC 22-18673 1/2

REAL ESTATE TRANSFER TAX		01-Sep-2022
CHICAGO:		4,560.00
CTA:		1,824.00
TOTAL:		6,384.00

14-31-123-046-1003 | 20220801614916 | 1-821-973-072
* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		01-Sep-2022
COUNTY:		304.00
ILLINOIS:		608.00
TOTAL:		912.00

14-31-123-046-1003 | 20220801614916 | 1-627-134-544

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STATE OF ILLINOIS, COUNTY OF Cook _____ ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT CARL K. ATALLAH and JULIETA ATALLAH personally known to me to be the same person whose name are 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 15th day of August, 20 22



Charne M. Evans (Notary Public)

Prepared by:

LAW OFFICES OF JONATHAN M. AVEN
25 W. RANDOLPH ST. #1001
CHICAGO, IL 60601

Mail to:

~~Mrs. KIMBERLY PALMISANO~~
~~LAW OFFICES OF PALMISANO & MOLTZ~~
~~19 S. LASALLE ST #900~~
~~CHICAGO, IL 60603~~

Benjamin Bernardo
2150 N. Damen Ave #301
Chicago, IL 60647

Name and Address of Taxpayer:

BENJAMIN BERNARDO
2150 N. DAMEN AVE. #301
CHICAGO, IL 60647

CLERK'S OFFICE OF COOK COUNTY

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LEGAL DESCRIPTION

EXHIBIT "A"

File No.: PTC22-18673

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS:

UNITS 301 AND G-4 IN THE SHAKESPEARE PLACE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOT 27 AND 28 IN SHERMAN'S ADDITION TO HOLSTEIN, IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

EXCEPTING THEREFROM

THAT PROPERTY AND SPACE CONTAINED WITHIN AND BETWEEN A CERTAIN HORIZONTAL PLANE LOCATED 13.42 FEET ABOVE CHICAGO CITY DATUM AND THAT CERTAIN OTHER HORIZONTAL PLANE LOCATED 27.45 FEET ABOVE CHICAGO CITY DATUM LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY OF THAT PART OF LOTS 27 AND 28, TAKEN TOGETHER AS A SINGLE TRACT, IN SHERIDAN'S ADDITION TO HOLSTEIN, IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF AFORESAID LOT 28, BEING ALSO THE SOUTHEAST CORNER OF A FOUR STORY BRICK BUILDING COMMONLY KNOWN AS 2148-2150 NORTH DAMEN AVENUE IN CHICAGO; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 28, BEING ALONG THE EXTERIOR FACE OF SAID BUILDING, A DISTANCE OF 0.96 FEET; THENCE WEST ALONG A LINE MAKING AN ANGLE OF 89 DEGREES 40 MINUTES 42 SECONDS MEASURED COUNTER-CLOCKWISE NORTH TO WEST FROM THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 0.96 FEET TO A POINT ON THE VERTICAL LINE OF INTERSECTION OF THE INTERIOR FACES OF TWO WALLS OF SAID BUILDING, BEING ALSO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

THENCE ALONG THE INTERIOR FACES OF THE WALLS OF THE ENCLOSED SPACE DESCRIBED HEREIN, THE FOLLOWING COURSES AND DISTANCES:

CONTINUING WEST ALONG THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 58.10 FEET;

NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 34.50 FEET;
EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 58.10 FEET;
SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 34.50 FEET TO THE POINT OF BEGINNING.;

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0624032011, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

NOTE: FOR INFORMATIONAL PURPOSES.:

Commonly known as 2150 N. Damen Avenue, Unit 301, Chicago, IL 60647
Parcel ID(s): 14-31-123-046-1003, 14-31-123-046-1010,