

# UNOFFICIAL COPY

Doc#: 2227206072 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 09/29/2022 08:48 AM Pg: 1 of 3

## WARRANTY DEED

### AFTER RECORDING MAIL TO:

Dec ID 20220901644027  
ST/CO Stamp 0-218-986-064 ST Tax \$295.50 CO Tax \$147.75  
City Stamp 0-496-137-808 City Tax: \$3,102.75

*Mail to*

### MAIL REAL ESTATE TAX BILL TO:

Oksana Sullivan  
1 S. Leavitt St., Unit 304  
Chicago, IL 60612

(Reserved for Recorders Use Only)

**THE GRANTOR: Gianluca Ancona**, an unmarried man, of 1 S. Leavitt St., Unit 304 & P-23, Chicago, IL 60612, 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 **Oksana Sullivan**, *an unmarried woman, 1301 W Madison APT 604 Chicago IL, 60607* 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: **1 S. Leavitt St., Unit 304 & P-23, Chicago, IL 60612**  
PIN: **17-18-102-057-1016 and 17-16-102-057-1057**

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.

DATED this 15 day of September, 2022.

  
Gianluca Ancona

*22ENW518/88 RM*

*106 2 90*

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STATE OF IL )  
 )SS  
COUNTY OF COOK )

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **Gianluca Ancona**, 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 signed and delivered the said 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.

Given under my hand and official seal this 15 day of September, 2022.

Stella Bertakis Denic  
Notary Public

**NAME AND ADDRESS OF PREPARER:**  
Sansonetti & Bertakis, LLC  
Attorney at Law  
1101 Perimeter Dr., Suite 675  
Schaumburg, IL 60173



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CHICAGO TITLE  
COMPANY

## LEGAL DESCRIPTION

Order No.: 22GNW518188RM

For APN/Parcel ID(s): 17-18-102-057-1016 and 17-18-102-057-1057

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PARCEL 1:

UNIT NO. 304 AND P-23 IN THE ONE SOUTH LEAVITT CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PARTS OF LOTS 1 TO 6, BOTH INCLUSIVE, IN ABNER TAYLOR'S MADISON STREET SUBDIVISION OF THAT PART OF THE WEST 2.5 CHAINS OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0412744053, AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE AND ENJOYMENT AS SET FORTH IN AND CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS RECORDED AS DOCUMENT NUMBER 0412744052.

Cook County Clerk's Office