

UNOFFICIAL COPY

Doc#. 2229310202 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 10/20/2022 12:35 PM Pg: 1 of 2

Dec ID 20221001662186

ST/CO Stamp 1-358-291-280 ST Tax \$1,005.00 CO Tax \$502.50

City Stamp 0-552-984-912 City Tax: \$10,552.50

MAIL TO: ~~Matt Albrecht~~ Jennifer Ostetrico

~~125 S Wacker Drive, #300~~

~~Chicago, IL 60606~~ Alex Derrico

2125 W. Bradley Pl
Chicago IL 60618

SEND Chicago IL 60618

SUBSEQUENT TAX

BILLS TO:

Jennifer Ostetrico and

Alexander Derrico

2125 West Bradley

Place, Chicago Illinois

60618

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE ONLY

FIRST AMERICAN TITLE

FILE # AF1028086 1/2

WARRANTY DEED

(ILLINOIS) (GENERAL)

THE GRANTORS, Scott Dulany and Rebecca Dulany, Husband and Wife, of 2125 West Bradley Place, Chicago, IL 60618, for and in consideration of Ten & 00/100 (\$10.00) Dollars and other good and valuable considerations, in hand paid, GRANT, BARGAIN and SELL to Jennifer Ostetrico and Alexander Derrico, as joint tenants with right of survivorship, of 2125 West Bradley Place, Chicago, Illinois 60618, ("Grantees"), the following described real estate (the "Real Estate") situated in the County of Cook and State of Illinois, to wit:

LOT 11 IN FRANK H. IRELAND'S SUBDIVISION OF THE SOUTH HALF OF THE EAST HALF OF LOT 3 IN GEORGE SELLER'S SUBDIVISION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address of property: 2125 West Bradley Place, Chicago, Illinois 60618

PIN: 14-19-122-013-0000

Subject only to the following permitted exceptions, provided none of which shall materially restrict the reasonable use of the premises as a residence: (a) general real estate taxes not due and payable at the time of closing; (b) building lines and easements, if any; (c) covenants, conditions and restrictions of record, so long as they do not interfere with the current use and enjoyment of the property.

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IN WITNESS WHEREOF, said Grantors have executed this special warranty deed this 14th day of October, 2022.

[Signature]
Scott Dulany

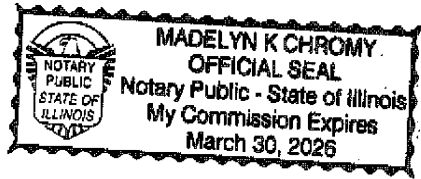
[Signature]
Rebecca Dulany

STATE of ILLINOIS)
) SS.
COUNTY of COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Scott Dulany** and **Rebecca Dulany**, personally known to me to be the same individuals whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered said instrument as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 14th day of October, 2022.

Notary Public: *Madelyn K. Chromy*



This instrument was prepared by:

Alexander R. Domanskis
Boodell & Domanskis, LLC
One North Franklin Street, Suite 1200
Chicago, Illinois 60606