

# UNOFFICIAL COPY

Doc# 2311129000 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 04/21/2023 09:27 AM Pg: 1 of 3

Dec ID 20230401601646  
ST/CO Stamp 1-065-069-776 ST Tax \$424.50 CO Tax \$212.25  
City Stamp 0-805-481-680 City Tax: \$4,457.25

## WARRANTY DEED ILLINOIS STATUTORY Individual

THE GRANTOR(S), Jeffrey Beck and Sara Beck, husband and wife, in tenancy by the entirety, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Niccolo Posarelli and Devon Wolf, 1619 W Irving Park Rd 4F, Chicago, IL 60614, all interest in the following described Real Estate situated in the County of Cook in the State of IL, to wit:

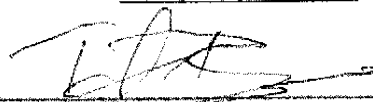
*SINGLE*  
*AND SAVERIO POSARELLI, MARRIED*  
*60613 AS JOINT Tenants*  
See attached Exhibit A

SUBJECT TO: Covenants, conditions and restrictions of record, Private, public and utility easements and roads and highways, Party wall rights, if any, Any confirmed special tax or assessment, General taxes for 2<sup>nd</sup> installment 2022 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) 2023, Building lines and easements, if any, as long as they do not interfere with the current use and enjoyment of the property.


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): 14-31-205-026-1012 *60614*  
Address(es) of Real Estate: 2221 N. Lister, Unit 3C, Chicago, IL *60647*



Dated this 4<sup>th</sup> day of April, 20 23

  
Jeffrey Beck

  
Sara Beck

REAL ESTATE TRANSFER TAX		20-Apr-2023
	CHICAGO:	3,183.75
	CTA:	1,273.50
	TOTAL:	4,457.25 *

14-31-205-026-1012 | 20230401601646 | 0-805-481-680  
\* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		20-Apr-2023
 	COUNTY:	212.25
	ILLINOIS:	424.50
	TOTAL:	636.75

14-31-205-026-1012 | 20230401601646 | 1-065-069-776

BW23065054 1864

# UNOFFICIAL COPY

STATE OF IL, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Jeffrey Beck and Sara Beck, personally known to me to be the same person(s) whose name(s) 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 4th day of April, 2023.



Diana Duvall (Notary Public)

*Prepared by:*  
Rachell M. Horbenko  
Fearless Legal Services, PLLC  
301 Greenview Drive  
Crystal Lake, IL 60014

*Mail to:* Niccolo Posarelli  
2221 N Lister, Unit 30, Chicago, IL 60614

*Name and Address of Taxpayer:*  
Niccolo Posarelli  
2221 N Lister, Unit 30, Chicago, IL 60614

# UNOFFICIAL COPY

BW23065056

## Exhibit A

### PARCEL 1:

UNIT NUMBER 3C IN TANNERY LOFT CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 18 THROUGH 20 IN BLOCK 5 IN FULLERTON'S ADDITION TO CHICAGO, IN THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 99192692, AND AS AMENDED; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF GARAGE LIMITED COMMON ELEMENT FOR UNIT 3G, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 99192692 AND AMENDED BY DOCUMENT NUMBERS 99490301 AND 0501434116.

### PARCEL 3:

EASEMENT FOR THE INGRESS, EGRESS AND VEHICULAR TRAFFIC FOR THE BENEFIT OF PARCEL 1 AS CREATED IN GRANT OF EASEMENT, RECORDED AS DOCUMENT 99192691, AND AS AMENDED.

PIN: 14-31-205-026-1012

For Informational Purposes only: 2221 North Lister Avenue, Unit 3C, Chicago, IL 60614