

UNOFFICIAL COPY

WARRANTY DEED
NON-Agency
JOINT TENANCY
410751256 1/1

GIT

Doc# 2312508113 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/05/2023 11:54 AM Pg: 1 of 3

Dec ID 20230401603361
ST/CO Stamp 0-633-545-424 ST Tax \$30.00 CO Tax \$15.00
City Stamp 0-969-089-744 City Tax: \$315.00

THE GRANTOR(S), Bryan Niedelson, not married, of Chicago, IL., for and in consideration of \$10.00, and other good and valuable consideration, in hand paid, convey(s) and warrant(s) to, Anthony Michael Bosco, single and not part of a civil union, and Frank G. Bosco, married, both of Chicago, IL., as JOINT TENANTS with Rights of Survivorship, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

Legal Description Attached


SUBJECT TO: General Real Estate taxes for 2022 and subsequent years; covenants, conditions and restrictions of record; building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate.

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

Permanent Index Number: 14-21-307-061-1322



Address of Real Estate: 525 W. Hawthorne Place, #P-88
Chicago, IL., 60657

Dated this 7TH day of APRIL, 2023

| REAL ESTATE TRANSFER TAX | | 05-May-2023 |
|---|----------|-------------|
|  | CHICAGO: | 225.00 |
| | CTA: | 90.00 |
| | TOTAL: | 315.00 * |

14-21-307-061-1322 | 20230401603361 | 0-969-089-744

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

| REAL ESTATE TRANSFER TAX | | 05-May-2023 |
|--|-----------|-------------|
|  | COUNTY: | 15.00 |
|  | ILLINOIS: | 30.00 |
| | TOTAL: | 45.00 |

14-21-307-061-1322 | 20230401603361 | 0-633-545-424

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Bryan Niedelson

Bryan Niedelson

STATE OF FL

COUNTY OF Miam-Dade

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Bryan Niedelson, personally known to me to be the 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 set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 7th day of April 2023

[Signature]
Notary Public

Prepared By:

Larry Siegel
Attorney at Law
1720 Maple Ave., #2430
Evanston, Il., 60201



Mail to:

Anthony Michael Bosco and Frank G. Bosco
525 W. Hawthorne PL., #602
Chicago, IL., 60657

Tax Bills to:

Anthony Michael Bosco and Frank G. Bosco
525 W. Hawthorne PL., #602
Chicago, IL., 60657

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EXHIBIT "A"

PARCEL 1: UNIT P-88 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN HAWTHORNE PLACE GARAGE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0417727057, AS AMENDED, IN SECTION 21, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS AS SET FORTH IN EASEMENT AGREEMENT BETWEEN HAWTHORNE PLACE, LLC AND HAWTHORNE PARKING, LLC DATED SEPTEMBER 13, 2002 AND RECORDED SEPTEMBER 17, 2002 AS DOCUMENT NUMBER 21017513 OVER THE EASTERLY 25 FEET OF THE NORTHERLY 107.60 FEET OF THE EASTERLY 160 FEET OF THE WESTERLY 200 FEET OF LOT 26 IN MCCONNELL'S SUBDIVISION OF BLOCK 16 IN HUNDLEY'S SUBDIVISION OF LOTS 3 TO 12 INCLUSIVE AND LOTS 33 TO 37 INCLUSIVE IN PINE GROVE IN SECTION 21, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property address: 525 West Hawthorne Place, Unit P-88 Chicago, IL 60657
Tax Number: 14-21-307-061-1322

Office of Cook County Clerk's Office