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Doc#: 2312808101 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/08/2023 11:10 AM Pg: 1 of 3

Dec ID 20230501614492
ST/CO Stamp 2-105-107-152 ST Tax \$260.00 CO Tax \$130.00
City Stamp 1-448-469-200 City Tax: \$2,730.00

2332211①

WARRANTY DEED INDIVIDUAL TO INDIVIDUAL

MAIL TO: OLIVIA DEMEL
6877 N OVERHILL AVE, UNIT #31
CHICAGO, IL 60631

GRANTORS, Leonard M. Cunzalo Jr., a single man of the City of Chicago, County of Cook, and State of Illinois, for and in consideration of TEN and 00/100 Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency is hereby acknowledged, CONVEY(S) and WARRANT(S) to the GRANTEE(S), Olivia Demel of 5707 N. Canfield Ave., Chicago, IL 60631, the following described real estate situated in the County of Cook, State of Illinois to-wit:

SEE ATTACHED FOR LEGAL DESCRIPTION

SUBJECT TO: General and special real estate taxes which are not yet due and payable; conditions, covenants and restrictions of record; building lines and easements, if any, so 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. TO HAVE AND TO HOLD said premises forever.

Permanent Index Number: 09-36-109-040-1004
Property Address: 6877 N. Overhill Ave., Unit 301-A, Chicago, IL 60631



DATED this 5th day of May, 2023


Leonard M. Cunzalo Jr.

1 of 1
5/8...
1 of 1
5/8...

REAL ESTATE TRANSFER TAX		08-May-2023
	CHICAGO:	1,950.00
	CTA:	780.00
	TOTAL:	2,730.00 *
09-36-109-040-1004 20230501614492 1-448-469-200		
* Total does not include any applicable penalty or interest due.		

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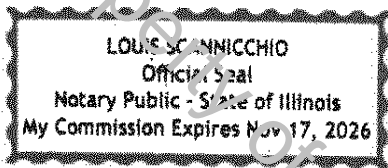
REAL ESTATE TRANSFER TAX		08-May-2023
	COUNTY:	130.00
	ILLINOIS:	260.00
	TOTAL:	390.00
09-36-109-040-1004 20230501614492 2-105-107-152		

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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 Leonard M. Cunzalo Jr. personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed sealed and delivered said instrument as his/her/their free and voluntary act for the uses and purposes herein set forth.

Given under my hand and official seal this 5th day of May, 2023.



[Signature] (SEAL)

This document prepared by: Louis Scannicchio
LJS Law, LLC
7501 W. Diversey Ave.
Elmwood Park, IL 60707

Send future tax bills to:
Olivia Demel
6877 N. Overhill Rd., Unit 301-A
Chicago, IL 60290

Property of Cook County Clerk's Office

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LEGAL DESCRIPTION

PARCEL 1:

UNIT 301-A IN OVERHILL COURTE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 36, 37, AND 38 IN BLOCK 12 IN EDISON PARK, A SUBDIVISION IN SECTION 36, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED SEPTEMBER 20, 1994 AS DOCUMENT NUMBER 94821106, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF G-1, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 94821106, AS AMENDED FROM TIME TO TIME.

COMMONLY KNOWN AS: 6877 N. Overhill Ave., Unit 301-A, Chicago, IL 60631

PERMANENT INDEX NUMBER: 09-36-109-040-1011

Property of Cook County Clerk's Office