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Chicago Title Insurance Company

WARRANTY DEED ILLINOIS STATUTORY

Doc# 2315712113 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/06/2023 12:50 PM Pg: 1 of 3

Dec ID 20230501632221
ST/CO Stamp 0-486-824-656 ST Tax \$732.50 CO Tax \$366.25
City Stamp 2-072-402-640 City Tax: \$7,691.25

GIT

Property of Cook County Clerk's Office

THE GRANTOR(S), Tullamore Development LLC, an Illinois Limited Liability Company of the City of Park Ridge, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to Robert A. Larson, single, (GRANTEE'S ADDRESS) 1714 W. Roscoe #405, Chicago, Illinois 60657 of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED

SUBJECT TO: covenants, conditions and restrictions of record, private, public and utility easements and roads and highways, party wall rights and agreements, general taxes for the year 2022 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s)

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.
Not Homestead Property
Permanent Real Estate Index Number(s): 14-19-432-036-0000 affects other units
Address(es) of Real Estate: 1922 W. Belmont #3, Chicago, Illinois 60657

Dated this 25th day of May, 2023

Tullamore Development LLC

By John Downes
Manager

REAL ESTATE TRANSFER TAX 02-Jun-2023

	CHICAGO:	5,493.75
	CTA:	2,197.50
	TOTAL:	7,691.25 *

14-19-432-036-0000 | 20230501632221 | 2-072-402-640

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

REAL ESTATE TRANSFER TAX 02-Jun-2023

	COUNTY:	366.25
	ILLINOIS:	732.50
	TOTAL:	1,098.75

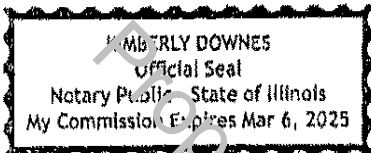
14-19-432-036-0000 | 20230501632221 | 0-486-824-656

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STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT John Downes, 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 25th day of May, 2020



Kimberly Downes (Notary Public)

Prepared By: David Gaughan
617 Devon
Park Ridge, Illinois 60068

Mall To:
Robert A. Larson
1714 W. Roscoe #405
Chicago, Illinois 60657

Name & Address of Taxpayer:
Robert A. Larson
1922 W. Belmont #3
Chicago, Illinois 60657

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EXHIBIT "A"

PARCEL 1:

UNIT 3 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 1922 W. BELMONT' CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 2315022035, IN SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

PARCEL 2:

EXCLUSIVE USE FOR PARKING SPACE NO. P-3, STORAGE SPACE NO. S-3 AND R-3 ROOF RIGHTS, LIMITED COMMON ELEMENTS, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

There were no tenants as this is new construction.

Grantor also hereby grants to the grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit set forth in the declaration of condominium; and grantor reserves to itself, its successors and assigns, the rights and easements set forth in said declaration for the benefit of the remaining land described therein.

This deed is subject to all rights, easements, covenants, restrictions and reservations contained in said declaration the same as though the provisions of said declaration were reciting and stipulated at length herein.

Property address: 1922 West Belmont Avenue, Unit 3, Chicago, IL 60657
Tax Number: 14-19-432-036-0000