

UNOFFICIAL COPY

PT23-91604 1/2
**WARRANTY
DEED
(ILLINOIS)
(Individual to Individual)**

Doc#: 2317328152 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/22/2023 12:13 PM Pg: 1 of 3

Dec ID 20230601639643
ST/CO Stamp 1-725-966-032 ST Tax \$555.00 CO Tax \$277.50
City Stamp 1-050-609-360 City Tax: \$5,827.50

Above Space for Recorder's Use Only

THE GRANTOR, BRENDAN P. O'HARA, a single man of 1733 West Irving Park Road, Unit 403, Chicago, Illinois 60613, County of Cook, State of Illinois, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY and WARRANT to THOMAS AMENTA, a unmarried man, of Chicago, IL, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED AND MADE A PART HEREOF


P.I.N.: 14-19-205-040-1058

c/k/a: 1733 West Irving Park Road, Unit 403, Chicago, Illinois 60613

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

subject only to: covenants, conditions, and restrictions of record, and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

- SIGNATURE PAGE FOLLOWS -

REAL ESTATE TRANSFER TAX	12-Jun-2023
 CHICAGO:	4,162.50
CTA:	1,665.00
TOTAL:	5,827.50 *

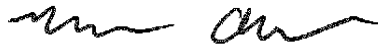
14-19-205-040-1058 | 20230601639643 | 1-050-609-360

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

PROPER TITLE, LLC

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Dated this 6 day of June, 2023



(SEAL)

BRENDAN P. O'HARA

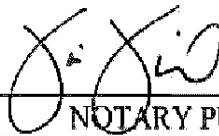
State of Illinois }

ss

County of Cook }

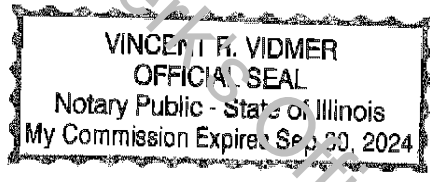
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **BRENDAN P. O'HARA**, a Single man, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she signed, sealed and delivered the said instrument as his/her 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 6 day of June, 2023



NOTARY PUBLIC

My Commission Expires: September 30, 2024



This instrument was prepared by:
Vincent R. Vidmer, Esq.
The Law Office of Vincent R. Vidmer
218 North Jefferson Street
Suite 101
Chicago, Illinois 60661
Phone: (312) 878-7640

MAIL TO:

MARC CIRVINO
100 N. CASMID # 2207
CHICAGO, IL 60602

SEND SUBSEQUENT TAX BILLS TO:

THOMAS ATONTA
1733 W. IRVING PARK RD # 403
CHICAGO, IL 60612

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LEGAL DESCRIPTION

PARCEL 1:

UNIT NUMBER 403 IN POST CARD PLACE CONDOMINIUM AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

PARCEL A:

LOTS 1 THROUGH 10, BOTH INCLUSIVE, IN BLOCK 2 IN BUECHNER'S SUBDIVISION OF BLOCK 2 IN THE SUBDIVISION OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 AND THE EAST 1/2 OF THE SOUTHWEST 1/4 THEREOF), IN COOK COUNTY, ILLINOIS;

AND

PARCEL B:

THE WESTERLY 35 FEET OF LOT 44 IN BLOCK 2 IN H. C. BUECHNER'S SUBDIVISION OF BLOCK 2 IN THE SUBDIVISION OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 AND THE EAST 1/2 OF THE SOUTHWEST 1/4), IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION OF CONDOMINIUM RECORDED DECEMBER 16, 1996 AS DOCUMENT 96941338, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE NO. 11, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED AS EXHIBIT "A" TO THE AFORESAID DECLARATION.

P.I.N.: 14-19-205-040-1058

c/k/a: 1733 West Irving Park Road, Unit 403, Chicago, Illinois 60613