

8.8.2./CY
1 OF 2
22GNW536680 WLC

UNOFFICIAL COPY

Doc#: 2322325036 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/11/2023 08:52 AM Pg: 1 of 3

Dec ID 20230701681415
ST/CO Stamp 0-796-043-728 ST Tax \$268.00 CO Tax \$134.00
City Stamp 0-601-008-592 City Tax: \$2,814.00

WARRANTY DEED

THE GRANTOR,

KATHLEEN C. HERTZ, married
to **MARIA DEL CARMEN**
GALLEGOS*,

** Maria Del Carmen Gallegos
is executing this Warranty
Deed for the sole purpose
of waiving homestead.*

of the City of Chicago, County of Cook, State of Illinois, for and in consideration of - Ten (\$10.00) -
DOLLARS, and other good and valuable consideration, in hand paid, **CONVEYS** and
WARRANTS to GRANTEE:

STEPHEN BUMPAS, *A Single Man*
4415 Wilkerson Manor Drive, Smyrna, Georgia 30080,

all right, title and interest in the following described Real Estate situated in the County of Cook
County, in the State of Illinois, to wit:

See "Exhibit A" attached hereto and by this reference made a part hereof.

SUBJECT TO: General real estate taxes for 2022 and subsequent years; covenants,
conditions and restrictions of record; and building lines and easements, if any, provided
they do not interfere with the use of the premises as a residential condominium; the
terms and provisions of the Declaration of Condominium and Bylaws for the 15th Place
Condominium and any amendments thereto ("Declaration"); public and utility easements
established by or implied from the Declaration or amendments thereto; party wall rights
and agreements; limitations and conditions imposed by the Illinois Condominium Act;
installments due after the date of Closing of general assessments established pursuant
to the Declaration.

Permanent Index Number (PIN): 17-20-234-007-1049
Address(es) of Real Estate: 811 W. 15th Place, Unit 604, Chicago, IL 60608

To have and to hold forever. Grantor hereby releases and waives all rights under and by virtue of
the Homestead Exemption Laws of the State of Illinois.

THIS INSTRUMENT WAS PREPARED BY:

Angela J. Kopp
Thomas T. Boundas & Associates
621 Plainfield Road, Suite 203
Willowbrook, IL 60527

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Dated this 9 day of July, 2023

Kathleen C. Hertz (SEAL)
KATHLEEN C. HERTZ

Maria Del Carmen Gallegos (SEAL)
MARIA DEL CARMEN GALLEGOS

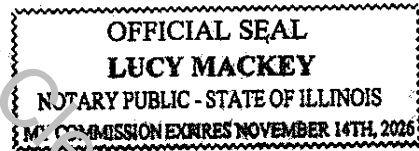
STATE OF ILLINOIS)
) ss.
COUNTY OF DuPage)

I Lucy Mackey, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **KATHLEEN C. HERTZ and MARIA DEL CARMEN GALLEGOS**, personally known to me to be the same persons whose name 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.

GIVEN under my hand and official seal this 9 day of July, 2023.

[Signature]
Notary Public

Commission Expires 11/14, 2026



SEND SUBSEQUENT TAX BILLS TO:

Stephen Bumpas
(Name)
MAIL TO: 811 W. 15th PL.
(Address)
Chicago, IL 60608
(City, State and Zip)

Stephen Bumpas
(Name)
811 W. 15th PL.
(Address)
Chicago IL 60608
(City, State and Zip)

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EXHIBIT A

Legal Description

PARCEL 1:



UNIT 604-E IN THE 15TH PLACE CONDOMINIUMS AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:


LOT 17 IN BLOCK 2 OF UNIVERSITY VILLAGE, BEING A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 18, 2002 AS DOCUMENT NO. 0021409249 IN COOK COUNTY, ILLINOIS, TOGETHER WITH ALL EASEMENTS APPURTENANT TO THE FOREGOING PROPERTY PURSUANT TO THAT CERTAIN DECLARATION OF DRIVEWAY EASEMENT DATED MAY 16, 2003, AND RECORDED MAY 19, 2003 AS DOCUMENT NUMBER 0313927108 WHICH SURVEY ATTACHED AS EXHIBIT G TO THE DECLARATION OF CONDOMINIUM FOR THE 15TH PLACE CONDOMINIUMS DATED MAY 16, 2003 AND RECORDED MAY 30, 2003 AS DOCUMENT NUMBER 0315003032 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE B-2-E, AS DELINEATED AND DEFINED ON THE AFORESAID PLAT OF SURVEY ATTACHED TO THE AFORESAID DECLARATION RECORDED AS DOCUMENT NUMBER 0315003032, AS AMENDED FROM TIME TO TIME.

Permanent Index Number (PIN): 17-20-234-007-1049
 Address(es) of Real Estate: 811 W. 15th Place, Unit 604, Chicago, IL 60608

REAL ESTATE TRANSFER TAX		01-Aug-2023
	COUNTY:	134.00
	ILLINOIS:	268.00
	TOTAL:	402.00
17-20-234-007-1049 20230701681415 0-796-043-728		

REAL ESTATE TRANSFER TAX		01-Aug-2023
	CHICAGO:	2,010.00
	CTA:	804.00
	TOTAL:	2,814.00 *
17-20-234-007-1049 20230701681415 0-601-008-592		
Total does not include any applicable penalty or interest due.		