



\*23255410980\*

Doc# 2325541098 Fee \$88.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

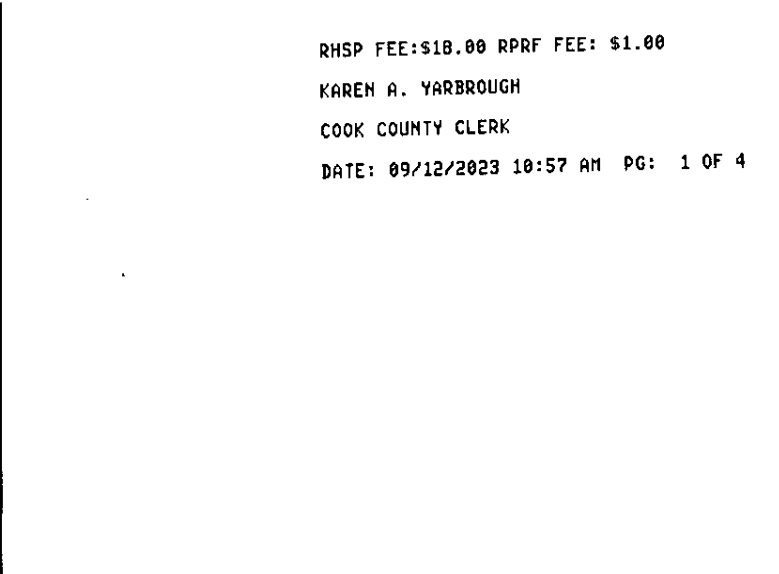
KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/12/2023 10:57 AM PG: 1 OF 4

772108 10f1  
**WARRANTY DEED  
ILLINOIS STATUTORY**

Citywide Title Corporation  
111 W. Washington St, Ste. 1301  
Chicago IL 60602



(The Above Space for Recorder's Use Only)

THE GRANTOR Anthony J. Angelo, divorced and not since remarried, of 1841 South Calumet Avenue, Unit 2001, Chicago, IL 60616 for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Matthew Toma married man, of 7833 West 123rd Place, Palos Park, IL 60464, \_\_\_\_\_, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

UNIT NO. 12741-3A, TOGETHER WITH ITS UNOVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN LACROSSE PARK CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 99215196, AS AMENDED FROM TIME TO TIME, IN THE ~~NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.~~

~~ALSO THE EXCLUSIVE RIGHT TO THE USE OF P3A AND S3A, THE PARKING AND STORAGE AREAS, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE DECLARATION AND SURVEY AFORESAID.~~ see attached

Permanent Index Number(s): 24-33-204-040-1009

Property Address: 12741 South LaCrosse Avenue, Unit 3A, Alsip, IL 60803

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

**SUBJECT 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.

# UNOFFICIAL COPY

Grantor hereby warrants that this is not homestead property and is not subject to the homestead rights of any individual.

Dated this 13 day of July 2023.

[Signature]  
Anthony R. D'Angelo

AD

STATE OF ILLINOIS )

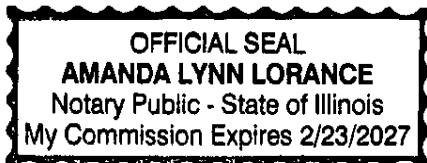
) SS

COUNTY OF WILL )

AD

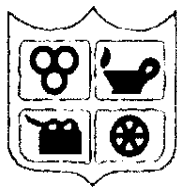
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Anthony R. D'Angelo personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered in the 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 notarial seal, this 13 day of July 2023.



[Signature]  
Amanda Lynn Lorange  
Notary Public

## Real Estate Transfer Tax



Village of  
Alsip

Amount: \$315<sup>00</sup>

Date: 7/11/23

Initials: (BG)

Number: 199

2023

THIS INSTRUMENT PREPARED BY  
Kathleen C. Cunningham  
Cross Town Legal  
19201 S. LaGrange Road, Suite 205  
Mokena, IL 60448

MAIL TO:

Steven M. Shaykin P.C.  
5105 Tollview Drive  
Suite 265  
Rolling Meadows, IL 60008

SEND SUBSEQUENT TAX BILLS TO:

Matthew Toma  
~~1771 South LaGrange Avenue~~  
~~USA~~  
~~Alsip, IL 60803~~  
7833 West 123<sup>rd</sup> Place  
Palos Park, IL 60464

# UNOFFICIAL COPY

File No: 772108

## EXHIBIT "A"

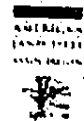
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24-33-204-040-1009

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.*

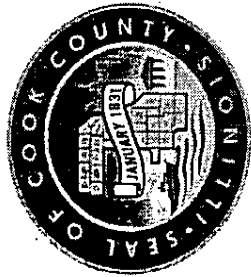
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**REAL ESTATE TRANSFER TAX**

01-Sep-2023



**COUNTY:**  
**ILLINOIS:**  
**TOTAL:**

45.00  
90.00  
135.00

24-33-204-040-1009

| 20230701669976

| 1-877-521-872

Property of Cook County Clerk's Office