

UNOFFICIAL COPY

Doc# 2327929152 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/06/2023 12:53 PM Pg: 1 of 4

WARRANTY DEED TENANTS BY THE ENTIRETY

Fidelity National Title
OC23016409

Dec ID 20230901637579
ST/CO Stamp 1-104-864-208 ST Tax \$559.00 CO Tax \$279.50
City Stamp 0-179-102-672 City Tax: \$5,869.50

Mail to:
Colby Green, Esq.
838 Park Avenue
River Forest, Illinois 60305-1328

THE GRANTOR(S), **James Mark Gialamas**, married to **Shirley Gialamas**, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to **Samuel Buchman and Jessica Myers**, husband and wife, not as Tenants in Common nor as Joint Tenants, but as Tenants by the Entirety, the following described Real Estate situated in Cook County, Illinois, to wit:

1st 1916 Belmont, Chicago IL

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A.

PROPERTY ADDRESS: 1916 W. BELMONT AVENUE, #3W, CHICAGO, ILLINOIS 60657

P.I.N.: 14-19-432-049-1006

SUBJECT TO: A) covenants, conditions, and restrictions of record; B) building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate; C) General Taxes for the year 2022 (second installment) and subsequent years, 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 not as tenants in common or as joint tenants but as tenants by the entirety forever.

DATED this 29th day of September 2023


James Mark Gialamas


Shirley Gialamas

GRANTEE'S ADDRESS

Mail tax bill to: Samuel Buchman & Jessica Myers
1916 W. Belmont Ave, #3W
Chicago, Illinois 60657

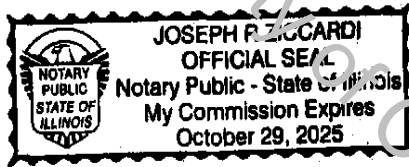
Prepared by: Joseph R. Ziccardi, Esq.
77 W. Washington Street, Suite 705
Chicago, Illinois 60602-3641

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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 **James Mark Gialamas** and **Shirley Gialamas**, 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 notarial seal this 29th day of September, 2023



Joseph P. Riccardi

Notary Public

LEGAL DESCRIPTION:

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PARCEL 1:

UNIT 3W TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN CALTRA VILLAGE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 97640004, IN THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO GARAGE SPACE NO. G-3W AND STORAGE SPACE S-3W, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

PROPERTY ADDRESS: 1915 W. BELMONT AVENUE, #3W, CHICAGO, ILLINOIS 60657

P.I.N.: 14-19-432-040-1006

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REAL ESTATE TRANSFER TAX

03-Oct-2023



COUNTY:	279.50
ILLINOIS:	559.00
TOTAL:	838.50

14-19-432-049-1006

| 20230901637579 | 1-104-864-208

REAL ESTATE TRANSFER TAX

03-Oct-2023



CHICAGO:	4,192.50
CTA:	1,677.00
TOTAL:	5,869.50 *

14-19-432-049-1006 | 20230901637579 | 0-179-102-672

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

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