

# UNOFFICIAL COPY

## WARRANTY DEED

MAIL TO:

Antonio Musillami  
220 North Green Street  
Chicago, IL 60607

NAME & ADDRESS OF TAXPAYER:

Adam Del-Radio  
3906 West Belmont Avenue  
Unit 2  
Chicago, IL 60618

Doc#: 2408214038 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 3/22/2024 9:23 AM Pg: 1 of 3

Dec ID 20240201624926

ST/Co Stamp 0-608-099-376 ST Tax \$142.00 CO Tax \$71.00

City Stamp 2-039-757-872 City Tax \$1,491.00

THE GRANTOR, NICOLAS NEPOMIACHI, a married man, of the City of Marengo, County of McHenry and State of Illinois, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to ADAM DEL-RADIO, whose address is 3018 North Kostner, Chicago, Illinois 60641, (Grantee"), all interest in the following described real estate situated in the County of Cook, in the State of Illinois, as more particularly described in "Exhibit A" attached to-wit:

Property Address: 3906 West Belmont Avenue, Unit 2  
Chicago, Illinois 60618  
Property Index No.: 13-23-325-055-2002

Subject to general taxes for the year 2023 and subsequent years; conditions, covenants and restrictions of record.

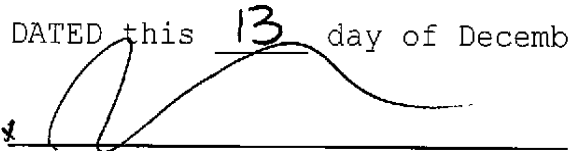
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

This Instrument was prepared by: Terrence J. McKenna  
Whose address is: McKenna Law PC  
30-B North Williams Street  
Crystal Lake, IL 60014

THIS IS NOT HOMESTEAD PROPERTY OF THE SPOUSE OF GRANTOR.

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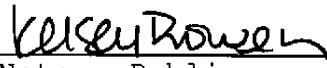
DATED this 13 day of December, 2023.

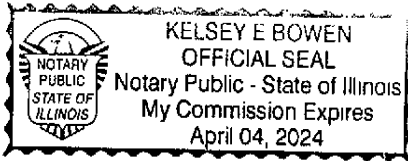
  
\_\_\_\_\_  
Nicolas Nepomiachi

STATE OF ILLINOIS     )  
  )SS.  
COUNTY OF McHENRY    )

I, the undersigned, a Notary Public in and for the said County and State aforesaid, DO HEREBY CERTIFY THAT NICOLAS NEPOMIACHI, a married man, personally known to me to be the same person whose name is subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his 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 December, 2023.

  
\_\_\_\_\_  
Notary Public



PROPERTY OF COOK COUNTY CLERK'S OFFICE

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## EXHIBIT A

UNIT 2 IN THE 3906 BELMONT POINT CONDOMINIUM, AS DELINEATED ON A SURVEY OF PART OF LOT 34 IN LOUIS KORD'S MILWAUKEE AVENUE ADDITION TO CHICAGO, A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0423627085, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Property of Cook County Clerk's Office