

UNOFFICIAL COPY

Doc#: 2410914179 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 4/18/2024 10:32 AM Pg: 1 of 3

Dec ID 20240401675436

ST/Co Stamp 1-454-326-064 ST Tax \$390.00 CO Tax \$195.00

City Stamp 0-302-891-312 City Tax \$4,095.00

AFTER RECORDING MAIL TO:

Joseph Kosteck
Law Office of Joseph M. Kosteck Ltd.
20527 South La Grange Rd
Frankfort IL 60423

SEND SUBSEQUENT TAX BILLS TO:

Anthony A. Stasulas
Nicole R. Bogdan
1445 N. State Parkway Unit 2106
Chicago, IL 60610

Above Space for Recorder's Use Only

WARRANTY DEED

Statutory (ILLINOIS)

The GRANTORS, ✓ CHERYL DONNA CESARIO AND KIMBERLEY ANNE BECK, divorced from each other and not since remarried, each of the City of Chicago, County of Cook, State of Illinois, for and in consideration of ten dollars and no cents (\$10.00), in hand paid, CONVEY AND WARRANT to GRANTEES, ANTHONY A. STASULAS AND NICOLE R. BOGDAN, *a unmarried woman* of _____, AS *Joint tenants* the following described real estate, situated in the County of Cook in the State of Illinois, in fee simple absolute, to wit: *a married man*

UNIT NUMBERS 2106 AND P4-20 IN THE STATE PARKWAY CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THE NORTH 5 FEET OF LOT 39 AND ALL OF LOTS 40 TO 44 IN BLOCK 3 IN CATHOLIC BISHOP OF CHICAGO'S LAKE SHORE DRIVE ADDITION, A SUBDIVISION OF THE NORTH 18.83 CHAINS OF FRACTIONAL SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT 'B' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 92824241, AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

COMMONLY KNOWN AS: 1445 N. STATE PARKWAY UNIT 2106 & P4-20, CHICAGO, IL 60610

PERMANENT INDEX NUMBER: 17-03-102-042-1281 & 17-03-102-042-1266

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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.


GRANTORS hereby release and waive all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.



IN WITNESS WHEREOF, Grantor, Cheryl Donna Cesario, has signed and sealed this Warranty Deed this 12th day of April 2024.

GRANTOR

Cheryl Donna Cesario
CHERYL DONNA CESARIO

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

REAL ESTATE TRANSFER TAX		17-Apr-2024
	CHICAGO:	2,925.00
	CTA:	1,170.00
	TOTAL:	4,095.00 *
17-03-102-042-1281 20240401675436 0-302-891-312		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		17-Apr-202
	COUNTY:	195.0
	ILLINOIS:	390.0
	TOTAL:	585.0
17-03-102-042-1281 20240401675436 1-454-326-064		

I, the undersigned, a notary public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY THAT, CHERYL DONNA CESARIO, 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 she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 12th day of April 2024.

[Signature]
NOTARY PUBLIC

Commission Expires: 3-11-26



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IN WITNESS WHEREOF, Grantor, Kimberley Anne Beck, has signed and sealed this Warranty Deed this 15th day of April 2024.

GRANTOR

Kimberley Anne Beck
KIMBERLEY ANNE BECK

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a notary public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY THAT, KIMBERLEY ANNE BECK, 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 she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 15 day of April 2024.

Margarita Montoya
NOTARY PUBLIC

Commission Expires: 3/14/25



This instrument was prepared by:
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