

UNOFFICIAL COPY

24-145586

WARRANTY DEED

Doc#: 2414314002 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 5/22/2024 9:04 AM Pg: 1 of 4

Dec ID 20240501609350

ST/Co Stamp 1-966-794-032 ST Tax \$290.00 CO Tax \$145.00

City Stamp 0-893-052-208 City Tax \$3,045.00

THIS INDENTURE WITNESSETH, that the Grantor, Daniel M. Chorzempa, a married man, of 1000 Walter St., Lemont, Illinois 60439, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, CONVEY(S) and WARRANT(S) to Adarsh Reddy, an unmarried man, of 3023 Forest Creek Court, Naperville, Illinois 60565, the following described real estate in fee simple, to-wit:


SEE ATTACHED LEGAL DESCRIPTION


situated in Cook County, Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, subject to: general real estate taxes for the year 2023 and subsequent years, public and utility easements of record, covenants, conditions and restrictions of record.

Permanent Index No.: 17-20-406-046-1008

Address of Property: 1610 S. Halsted St., Unit 208, Chicago, Illinois 60608


Dated: 4/25, 2024

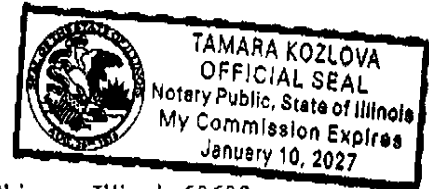

Daniel M. Chorzempa


Gina Sanfilippo, solely to release
and waive the right of homestead

I, the undersigned, a Notary Public, in and for said County and State aforesaid, do hereby certify that Daniel M. Chorzempa and Gina Sanfilippo, personally known to me to be the same people whose names are subscribed to the foregoing instrument, having executed the same, 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 4/25, 2024


Notary Public



Future Taxes to Grantee: Adarsh Reddy, 1610 S. Halsted St., Unit 208, Chicago, Illinois 60608

Please return this document to Colby Green, Esq., 838 Park Ave., River Forest, IL 60305

This Instrument was prepared by Brian S. Brewer, The Law Offices of Fedor Kozlov, P.C., 1990 E. Algonquin Road, Suite 100, Schaumburg, Illinois 60173 847-241-1299

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LEGAL DESCRIPTION

PARCEL 1: UNIT NUMBER 208 IN THE UNIVERSITY CROSSING LOFTS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOTS 21, 22, 23, 24, AND 25 IN KAYLOR'S SUBDIVISION OF THE EAST 2 CHAINS OF THE NORTH 10 CHAINS OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0625517077; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-21, AS LIMITED COMMON ELEMENTS AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED DOCUMENT 0625517077.

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CHICAGO:	2,175.00
CTA:	870.00
TOTAL:	3,045.00 *

17-20-406-046-1008 | 20240501609350 | 0-893-052-208
Total does not include any applicable penalty or interest due.

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17-20-406-046-1008

20240501609350

1-966-794-032

COUNTY:	145.00
ILLINOIS:	290.00
TOTAL:	435.00

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