

UNOFFICIAL COPY



Chicago Title Insurance Company

WARRANTY DEED ILLINOIS STATUTORY

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

775290 1/2



2414524368

Doc# 2414524368 Fee \$88.00

ILRHSP FEE:\$18.00 RPRF FEE:\$1.00
CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

DATE: 5/24/2024 1:48 PM

PAGE: 1 OF 5

THE GRANTORS MIRCEA D. CIUBANCAN and MIHAELA C. LOBONT, his wife, of the City of Chicago, County of Cook, State of Illinois for and in consideration of Ten Dollars (\$10.00) in hand paid, CONVEY(S) and Warrants to MICHAEL LICATA and RICHARD LICATA, as joint tenants with right of survivorship. (GRANTEE'S ADDRESS) 326 Trinity Lane, Village of Oak Brook County of DuPage, State of Illinois all interest in the following described real estate situated in the County of Cook and in the State of Illinois, to wit:

* single man

** married man

See Exhibit 'A' attached hereto and made a part hereof

SUBJECT TO:

if any : covenants, conditions, and restrictions of record; building lines and easements, if any, provided that they do not interfere with the current use and enjoyment of the Real Estate, general real estate taxes for the year 2023 and subsequent years not yet due and payable at the time of closing, and existing lease, party wall rights and agreements, if any; limitation and conditions imposed by the Illinois Condominium Property Act and The condominium Declaration and Bylaws.

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

Permanent Real Estate Index Number(s): 14-33-200-016-1128

Address(es) of Real Estate: 345 W. Fullerton Parkway, unit 1904, Chicago Illinois 60614

Dated this 29th day of April, 2024

MIRCEA D. CIUBANCAN

MIHAELA C. LOBONT

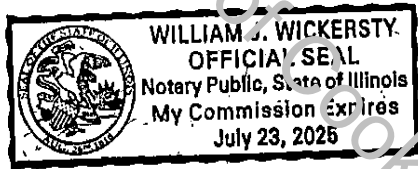
S Y
P 5
S YB
SC Y
INT EK

UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF COOK)ss.

I, the undersigned a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT MIRCEA D. CIUBANCAN And MIHAELA C. LOBONT 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 seal this 22 day of April, 2024



[Signature] (Notary Public)

EXEMPT UNDER PROVISIONS OF PARAGRAPH _____ SECTION 31 - 45,
REAL ESTATE TRANSFER TAX LAW
DATE: _____

Signature of Buyer, Seller or Representative

Prepared By: John C. Wojteczko, Esq.
1088 Shermer Road
Unit 306
Northbrook, Illinois 60062

Mail To: ALLIED VAN LINES
90 MICHAEL LICATA
10423 FRANKLIN AVE
FRANKLIN PARK, ILL 60131

Name & Address of Taxpayer:
Michael Licata and Richard Licata
326 Trinity Lane
Oak Brook, Illinois 60523

UNOFFICIAL COPY

Commitment for Title Insurance
2021 v.01.00 (07-01-2021)

File No.: 775290

EXHIBIT A

The Land is described as follows:

PARCEL ONE:

UNIT NO. 1904, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN THE 345 FULLERTON PARKWAY CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED JANUARY 31, 1992 AS DOCUMENT NO. 92066230, OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL TWO:

LOTS 1, 2, AND 3, IN BLOCK 2, IN PETERBORO TERRACE ADDITION TO CHICAGO, BEING A SUBDIVISION OF PART OF BLOCK 2 IN CANAL TRUSTEES' SUBDIVISION IN SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL THREE:

THE EAST 60 FEET OF THE WEST 248 FEET OF THE NORTH 160 FEET OF LOT 3, IN ADAMS AND PORTERS SUBDIVISION OF THAT PART OF BLOCKS 2 AND 3 LYING NORTH OF THE EAST AND WEST CENTER LINE OF BLOCKS 2 AND 3 OF CANAL TRUSTEES' SUBDIVISION OF PART OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

14.33.200.016.1128 ©

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2021 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



UNOFFICIAL COPY

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

20-May-2024



CHICAGO:	2,715.00
CTA:	1,086.00
TOTAL:	3,801.00 *

14-33-200-016-1128 | 20240501693201 | 1-683-416-368

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

UNOFFICIAL COPY

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

20-May-2024



COUNTY:	181.00
ILLINOIS:	362.00
TOTAL:	543.00

14-33-200-016-1128

| 20240501693201 | 0-647-193-904