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WARRANTY DEED TENANCY BY THE ENTIRETY

Doc#: 2420820281 Fee: \$107.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 7/26/2024 12:08 PM Pg: 1 of 2

Dec ID 20240701659758
ST/Co Stamp 1-015-695-152 ST Tax \$191.00 CO Tax \$95.50
City Stamp 0-166-791-536 City Tax \$2,005.50

THE GRANTOR

Arta Breca, a Widow
6221 N. Niagara
Unit 206
Chicago, IL 60631

Chicago Title

(The Above Space for Recorder's Use Only)

of the City of Chicago of the County of Cook, State of Illinois, and in consideration of TEN DOLLARS (\$10.00) in hand paid, does hereby CONVEY AND WARRANT to **THE GRANTEEES**:

Frank A. Tedesso and Erin J. Tedesso
6410 W. Raven Street
Chicago, IL 60631

Married, as TENANTS BY THE ENTIRETY and not as Joint Tenants with rights of survivorship, nor as Tenants in Common, the following described Real Estate situated in the County of Cook, in the State of Illinois, to-wit (See reverse side for legal description) 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 2024, and subsequent years which are not yet due and payable; building setback lines, if any; easements for public utilities, if any; terms, covenants, conditions, and restrictions of record, if any.

Property Index Number (PIN): **13-06-110-050-1519**
Address of Real Estate: **6221 N. Niagara, Unit 206, Chicago, IL 60631**

DATED this 23rd day of July, 2024

Arta Breca (SEAL)
Arta Breca

(SEAL)

(SEAL)

(SEAL)

STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

I, the undersigned, a Notary Public, DO HEREBY CERTIFY that Arta Breca, 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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 23 day of July, 2024

Commission expires 10-8- 2026

Patricia A. Gilman
NOTARY PUBLIC



This instrument was prepared by: James C. Vito, Esq., Ponticelli & Vito, 1480 Renaissance Dr., #209, Park Ridge, IL 60068

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Legal Description

of premises commonly known as: **6221 N. Niagara, Unit 206
Chicago, IL 60631**

UNIT NO. 206 AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL"):

THE WESTERLY 232.0 FEET (MEASURED ALONG THE NORTHERLY AND SOUTHERLY LINE) OF LOT 40, THE WESTERLY 300.0 FEET (MEASURED ALONG THE NORTHERLY AND SOUTHERLY LINE) OF LOT 41 ALL OF LOT 42, ALL IN BLOCK 64 IN "NORWOOD PARK", A SUBDIVISION OF THAT PART OF NORWOOD PARK, LYING NORTH AND EAST OF NORWOOD AVENUE, BEING ALL OF SECTION 6, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT 30 ACRES IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 NORTH OF RAND ROAD) AND PART OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM MADE BY FIRST BANK OF OAK PARK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 1, 1968 AND KNOWN AS TRUST NUMBER 8484 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT 22052942; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY), IN COOK COUNTY, ILLINOIS.

MAIL TO:

Frank A. Tedesso, Esq
6221 N. Niagara
Unit 206
Chicago, IL 60631

SEND SUBSEQUENT TAX BILLS TO:

Frank A. Tedesso and Erin J. Tedesso
6221 N. Niagara
Unit 206
Chicago, IL 60631