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2421330024

775933
WARRANTY DEED
ILLINOIS STATUTORY

Doc# 2421330024 Fee \$88.00
ILRHSP FEE:\$18.00 RPRF FEE:\$1.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
DATE: 7/31/2024 10:41 AM
PAGE: 1 OF 5

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

THE GRANTOR(S)

Big 3 Holdings LLC

✓ of the City of Chicago, County of Cook, State of IL for and in consideration of \$10.00 (Ten and 00/100) dollar(s), and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to

PATRICK

✓ Patrick Charles Mulloy, an unmarried man

of 2546 W Logan Blvd Chicago IL 60647, of the County of COOK, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

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

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.

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): 20-11-308-022-1001 ✓

Address(es) of Real Estate: 5211 S Ingleside Ave. Unit 1F, Chicago, IL 60615 ✓

Dated this 26th day of June, 2024.

Big 3 Holdings LLC

_____ 0

This property is not homestead as to the Grantor(s)

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STATE OF IL COUNTY OF Lake

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT

Melissa Valentino

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 official seal, this 26th day of June, 2024.

Anna Pieta

(Notary Public)



Prepared by:

Ciesielski, Soukaras, and Crozier Law LLC
1115 N. Ashland Ave.
Chicago, IL 60622

Mail to:

Charles Patrick Mulloy
5211 S Ingleside Ave, Unit 1F
Chicago IL 60615

Name and Address of Taxpayer:

Charles Patrick Mulloy
5211 S Ingleside Ave Unit 1F
Chicago IL 60615

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

File No.: 775933

EXHIBIT A

The Land is described as follows:

UNIT NUMBER 5211-F IN INGLESIDE COMMONS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 6 IN BLOCK 5 IN EGANDALE, BEING A SUBDIVISION OF THE EAST 118 ACRES OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 38 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 26836162 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

20-11-308-022-1001 

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This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American 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.

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REAL ESTATE TRANSFER TAX

22-Jul-2024



CHICAGO:

1,200.00

CTA:

480.00

TOTAL:

1,680.00 *

20-11-308-022-1001 | 20240701658266 | 1-125-579-568

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

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REAL ESTATE TRANSFER TAX

22-Jul-2024



COUNTY:	80.00
ILLINOIS:	160.00
TOTAL:	240.00

20-11-308-022-1001

| 20240701658266

| 0-569-146-160