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Doc#: 2421902033 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 8/6/2024 10:12 AM Pg: 1 of 4

Dec ID 20240701659437

ST/Co Stamp 0-323-503-920 ST Tax \$170.00 CO Tax \$85.00

City Stamp 1-266-239-280 City Tax \$1,785.00

Property of Cook County Clerk's Office

Warranty Deed

ORNTIC File Number: 24165023 1/2
Old Republic National Title
9601 Southwest Highway
Oak Lawn, IL 60453
312-641-7799

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WARRANTY DEED

THE GRANTOR: RANDY R. OLSZEWSKI, a married person*, of the City/Village of Medinah, in the County of DuPage, State of Illinois for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to:

I.
GIANNA MONTANO, an unmarried woman, ("GRANTEE") of 5526 N. Nordica Avenue, Chicago, Illinois 60656 all interest in the following described real estate situated in Cook County, Illinois, commonly known as 1428 W. Walton Street, Unit GS, Chicago, Illinois 60642, legally described as follows:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A.

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: 17-05-315-054-1002

Address of Real Estate: 1428 W. Walton Street, Unit GS, Chicago, Illinois 60642

Subject to: covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through the Grantee; all special governmental taxes or assessments confirmed and unconfirmed; homeowner's or condominium association declaration and bylaws; and general real estate taxes not yet due and payable as of July 23, 2024.

Dated this 28 day of June, 2024.

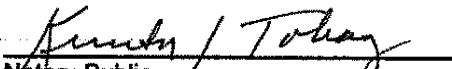
*THIS IS NOT HOMESTEAD PROPERTY WITH RESPECT TO THE SPOUSE OF RANDY R. OLSZEWSKI.

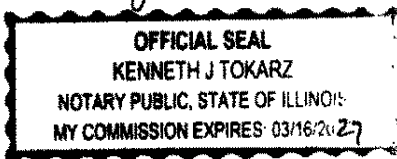

RANDY R. OLSZEWSKI

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that RANDY R. OLSZEWSKI, a married person, 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 he signed, sealed and delivered the said instrument as his 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 28 day of June, 2024.

Commission expires: 3-16-27


Notary Public



24165023 1/2
Old Republic Title
9601 Southwest Highway
Oak Lawn, IL 60453

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This instrument was prepared by:


AUDREY KIES TOKARZ
Attorney at Law
14007 S. Bell Road, Suite 219
Homer Glen, Illinois 60491



Mail to:

Laurie A. Taylor
Attorney at Law
1200 Harger Rd, Ste 500
Dale Brook, IL 60564

Send Subsequent Tax Bills to:

Branna Z. Montano
1428 W. Watton, Unit 615
Chicago, IL 60642

| REAL ESTATE TRANSFER TAX | | 25-JUL-2024 |
|---|---------------|-------------------|
|  | CHICAGO: | 1,275.00 |
| | CTA: | 510.00 |
| | TOTAL: | 1,785.00 * |
| 17-05-315-054-1002 20240701659437 1-266-239-280 | | |
| * Total does not include any applicable penalty or interest due. | | |

| REAL ESTATE TRANSFER TAX | | 25-JUL-2024 |
|---|---------------|---------------|
|  | COUNTY: | 85.00 |
|  | ILLINOIS: | 170.00 |
| | TOTAL: | 255.00 |
| 17-05-315-054-1002 20240701659437 0-323-503-920 | | |

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LEGAL DESCRIPTION

FOR

1428 W. WALTON STREET, UNIT GS, CHICAGO, ILLINOIS 60642

UNIT GS, IN 1428 WEST WALTON CONDOMINIUMS, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 5 IN COUNTY CLERK'S DIVISION OF PART OF THE NORTH HALF OF BLOCK 22, IN CANAL TRUSTEE'S SUBDIVISION IN THE WEST HALF OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED FEBRUARY 15, 2007 AS DOCUMENT 0704615151, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PROPERTY ADDRESS: 1428 W. WALTON STREET, UNIT GS, CHICAGO, ILLINOIS 60642

PIN NUMBER: 17-05-315-054-1002

Office of Cook County Clerk's Office