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COOK COUNTY CLERK'S OFFICE
DATE: 8/6/2024 1:04 PM
PAGE: 1 OF 3

**WARRANTY DEED
ILLINOIS STATUTORY
Individual to Individual**

24-154808-PTG i of 2

THE GRANTORS, ANAIS GONZALEZ MOSCHETTI and RYAN P. MOSCHETTI, a married couple, of the City of Northlake, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY and WARRANT to the GRANTEE, GINA LINDA GRABOWSKI, a single person, of the City of Chicago, Cook County, State of Illinois, 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; public and utility easements; general real estate taxes for the year 2023 and subsequent years; and

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): 13-16-115-048-1002

Address(es) of Real Estate: 5416 W Windsor Avenue, Unit 1S, Chicago, IL 60630

Mail to:

Gina L. Grabowski
5416 W Windsor Ave 1S
Chgo IL 60630

**GRANTEE AND
Tax Bills to:**

Gina L. Grabowski
5416 W. Windsor Ave 1S
Chgo IL 60630

REAL ESTATE TRANSFER TAX

06-Aug-2024



COUNTY:	102.50
ILLINOIS:	205.00
TOTAL:	307.50

13-16-115-048-1002

| 20240801669534 | 0-872-363-824

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Dated this 22 day of July, 2024.

Anais Gonzalez Moschetti
 ANAIS GONZALEZ MOSCHETTI

R. Moschetti
 RYAN P. MOSCHETTI

State of Illinois)
) SS
 County of Cook)



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY ANAIS GONZALEZ MOSCHETTI and RYAN P. MOSCHETTI, 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 22 day of July, 2024.

Megan Elizabeth Johnson (Notary Public) Commission Expires _____

REAL ESTATE TRANSFER TAX		06-Aug-2024
	CHICAGO:	1,537.50
	CTA:	615.00
	TOTAL:	2,152.50 *

13-16-115-048-1002 | 20240801660534 | 0-759-027-504

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

AVNI SHAH

This instrument was prepared by: Bell & Shah, LLC, 2015 W. Fullerton Ave., Chicago, Illinois 60647

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Doma Title Insurance, Inc.

Commitment Number: 24-154808-PTG

EXHIBIT A PROPERTY DESCRIPTION

The land referred to in this Commitment is described as follows:

PARCEL 1:

UNIT 5416-1S IN THE 5416-18 WEST WINDSOR CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 3 IN BLOCK 3 IN ROBERTS MILWAUKEE AVENUE SUBDIVISION OF BLOCKS 5 AND 10 IN SUBDIVISION (EXCEPT THE NORTH 1.5 RODS AND SOUTH 4 RODS) OF THAT PART OF LOT 5 WEST OF MILWAUKEE AVENUE IN SCHOOL TRUSTEE'S SUBDIVISION IN SECTION 16, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0615732120; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF P-1 AND STORAGE SPACE S-10, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0615732120.

P.I.N.:
13-16-115-048-1002

C.K.A.: 5416 W Windsor Ave, Unit 1S, Chicago, IL 60630