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Doc#: 2423524121 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 8/22/2024 10:24 AM Pg: 1 of 4

Doc ID 20240801675170

ST/Co Stamp 0-282-095-408 ST Tax \$485.00 CO Tax \$242.50

City Stamp 0-489-008-944 City Tax \$5,092.50

WARRANTY DEED

Statutory (Illinois)

THE GRANTORS:

**JOHN POLICINSKI and
MOLLY ROSE POLICINSKI
F/K/A MOLLY DOBOSZENSKI,**

Husband and wife,

of the City of Chicago,

State of Illinois, for and in

Consideration of Ten and

no/100 Dollar (\$10.00) in hand paid,

and other good and valuable consideration,

CONVEY and WARRANT to

COLIN M. DIBIASE, a Single man

3740 N. Halsted Street, Unit 1201, Chicago, Illinois 60613

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED

STREET ADDRESS: 4226 North Ashland Avenue, Unit Apt 1B, Chicago, IL 60613

PIN: 14-18-410-043-1002

Subject to the following permitted exceptions, if any: covenants, conditions, and restrictions of record; public and utility easements; general real estate taxes for 2024 and subsequent years; the mortgage or trust deed and acts done or suffered by or through the Purchaser.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises, forever.

DATED THIS 29 DAY OF JULY, 2024.

Molly Rose Policinski F/K/A

John Policinski

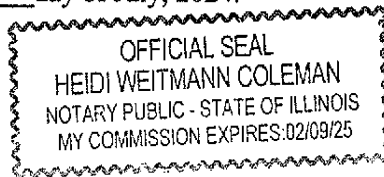
JOHN POLICINSKI

Molly Rose Policinski F/K/A

MOLLY ROSE POLICINSKI F/K/A
MOLLY DOBOSZENSKI

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 JOHN POLICINSKI and MOLLY ROSE POLICINSKI F/K/A MOLLY DOBOSZENSKI, known to me to be the same persons whose names 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. Given under my hand and official seal, this 29 day of July, 2024.

Heidi Weitmann Coleman
NOTARY PUBLIC



This instrument was prepared by Heidi Weitmann Coleman, 7301 N. Lincoln Ave., Ste. 140, Lincolnwood, Illinois 60712.

Mail To:

Send Subsequent Tax Bills To:

UNOFFICIAL COPY



Acuity Title Company, LLC
5215 Old Orchard Road, Suite 440
Skokie, IL 60077
Phone: (847)257-8000 | Fax: (847)296-7890

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

EXHIBIT A

**Address Given: 4226 North Ashland Avenue, Unit Apt 1B
Chicago, IL 60613**

Permanent Index No.: 14-18-410-043-1002

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

UNIT NUMBER 1B TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE 4224 N. ASHLAND CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0318319129 AND AMENDED FROM TIME TO TIME, IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

mail to:

Bradford Miller Law
10 S. LaSalle St. #2920
Chicago IL 60603

Tax Bill

Colin M. DiBiase
4226 N. Ashland # 1B
Chicago IL 60613

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Advocus National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; 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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Form 50128017 (6-7-22)



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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

16-Aug-2024



COUNTY: 242.50
ILLINOIS: 485.00
TOTAL: 727.50

14-18-410-043-1002

20240801675170 | 0-282-095-408

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX 16-Aug-2024



CHICAGO:	3,637.50
CTA:	1,455.00
TOTAL:	5,092.50 *

14-18-410-043-1002 | 20240801675170 | 0-489-008-944

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