



Doc#: 1427335012 Fee: \$42.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/30/2014 10:16 AM Pg: 1 of 3

This instrument prepared by:
Lawrence M. Lusk, Esq.
McCormick & Friman, LLC
2 N. LaSalle, Suite 1250
Chicago, IL 60602

Q17 UW7113662 EG 10F1 W3

TRUSTEE DEED

This Warranty Deed is made as of this 22 day of Sept, 2014.

Eugene A. Mudra and Linda S. Mudra, Trustees of the Mudra Revocable Living Trust, dated the 21st day of February, 2001, A/K/A the Eugene and Linda Mudra Revocable Living Trust, dated the 21st day of February, 2001, (The "Grantor") for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, CONVEY and WARRANT to **Victor Garcia & Mailee Ua-Garcia, Husband and Wife, as Tenants by the Entirety** (Together, the "Grantee"), the following described real estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Permanent Real Estate Index No.: **16-01-425-054-1001**

Address of Real Estate: **2712 W. Chicago, Unit 2, Chicago, IL 60622**

hereby releasing any claim which Grantor may have under the Homestead Exemption Laws of the State of Illinois, and SUBJECT TO: General real estate taxes not yet due and payable as of the date of closing; covenants, conditions, and restrictions of record; public and utility easements; acts done or suffered through Grantee; all special governmental taxes or assessments confirmed and unconfirmed; Judgment entered in Cook County Circuit Court Case No. 12 M1 656177 and condominium associations requirement to correct any violations and obtain Certificate of Occupancy from the City of Chicago.

[Signature page follows.]

S
P
S
SC
INT

Box 334

9-23-14

UNOFFICIAL COPY

Signed and sworn to as of the date herein above first written.

**Mudra Revocable Living Trust,
dated the 21st day of February, 2001:**

Eugene A. Mudra

Eugene A. Mudra, Trustee

Linda S. Mudra

Linda S. Mudra, Trustee

STATE OF ILLINOIS)
) SS)
COUNTY OF COOK)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DOES HEREBY CERTIFY, that **Eugene A. Mudra & Linda S. Mudra**, personally known or proven to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed and delivered the said instrument, as his/her/their free and voluntary act, for the uses and purposes therein set forth, including the waiver of any and all Homestead rights.

Given under my hand and under this seal this 22 day of September, 2014.






[Signature]
Notary Public

My commission expires: _____

After recording, return to:
Victor Garcia & Mailee Ua-Garcia
2712 W. Chicago Ave, Unit 2
Chicago, IL 60622

Future tax bills should be sent to:
Victor Garcia
2712 W. Chicago Ave, Unit 2
Chicago IL 60622

REAL ESTATE TRANSFER TAX		24-Sep-2014
	COUNTY:	137.50
	ILLINOIS:	275.00
	TOTAL:	412.50
16-01-425-054-1001 20140901631719 1-989-719-168		

REAL ESTATE TRANSFER TAX		24-Sep-2014
	CHICAGO:	2,062.50
	CTA:	825.00
	TOTAL:	2,887.50
16-01-425-054-1001 20140901631719 0-668-292-224		

UNOFFICIAL COPY

STREET ADDRESS: 2712 W. CHICAGO UNIT 2
CITY: CHICAGO **COUNTY:** COOK
TAX NUMBER: 16-01-425-054-1001

LEGAL DESCRIPTION:

PARCEL 1: UNIT 2 IN THE 2712 WEST CHICAGO CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF LOT 23 IN BLOCK 4 IN TAYLOR AND CANDA'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13 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 NUMBER 0714960026, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF P2 , LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0714960026.

PARCEL 3: NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR STRUCTURAL SUPPORT, UTILITIES, INGRESS AND EGRESS, USE AND ENJOYMENT AS CREATED BY RECIPROCAL EASEMENT AND OPERATING AGREEMENT RECORDED MAY 29, 2007 AS DOCUMENT NUMBER 0714960025