

UNOFFICIAL COPY

**Warranty Deed
(Individual to Individual)
FEE SIMPLE**



Doc#: 1511316031 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/23/2015 11:58 AM Pg: 1 of 2

H74211


Above Space for Recorder's Use Only

THE GRANTOR(s) MYNOR A. MORALES and NOEMI MORALES-PATINO, husband and wife, of the City of Chicago, County of Cook, State of Illinois for and in consideration in hand paid, **CONVEY(s) and WARRANT(s)** to KLEBER LASHKARIYA, a married man in fee simple, the following described Real Estate situated in the County of Cook, in the State of Illinois to wit: **(See Page 2 for legal Description)**, hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

SUBJECT TO: GENERAL real estate taxes not yet due and payable; covenants, conditions, restrictions of record, building lines and easements, if any, so long as they do not interfere with Purchaser's use and enjoyment of the property. To hold Forever in Fee Simple.

Permanent Real Estate Index Number(s) 13-01-204-039-1014
Address(es) of Real Estate: 2554 West Rosemont Avenue, Unit 2, Chicago, IL 60659

The date of this deed of conveyance is April 15, 2015.

 (Seal)
MYNOR A. MORALES

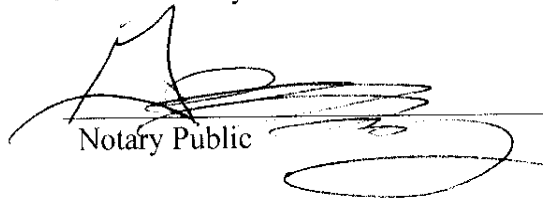
 (Seal)
NOEMI MORALES-PATINO

State of Illinois, County of COOK, I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that MYNOR A. MORALES and NOEMI MORALES-PATINO are personally known 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, sealed and delivered the said instrument as his/her(their) free and voluntary act, for the uses and purposes therein set forth, including the releases and waiver of the right of homestead.

(Impress Seal Here)
(My Commission Expires 4/23/2017)

Given under my hand and official seal




Notary Public

REAL ESTATE TRANSFER TAX	23-Apr-2015
COUNTY:	43.00
ILLINOIS:	86.00
TOTAL:	129.00

13-01-204-039-1014 | 20150401677581 | 0-476-128-640

HERITAGE TITLE COMPANY
5849 W LAWRENCE AVE
CHICAGO, IL 60631

REAL ESTATE TRANSFER TAX

CHICAGO:	645.00
CTA:	258.00
TOTAL:	903.00

23-Apr-2015



13-01-204-039-1014 | 20150401677581 | 0-606-676-352

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LEGAL DESCRIPTION

Permanent Real Estate Index Number(s) 13-01-204-039-101a

Address(es) of Real Estate: 2554 West Rosemont Avenue, Unit 2, Chicago, IL 60659

UNIT 2554-2 IN ROCKWELL ROSE CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOTS 21 IN BLOCK 1 IN DEVON MAPLEWOOD ADDITION TO NORTH EDGEWATER IN SECTION 1, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED NOVEMBER 4, 2004 AS DOCUMENT NO. 04309127126, AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS

GRANTEE HEREFIN IS PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR ANY SALES PRICE FOR A PERIOD OF 30 DAYS FROM THE DATE OF THIS DEED. AFTER THIS 30 DAY PERIOD, GRANTEE IS FURTHER PROHIBITED FROM CONVEYING THE PROPERTY FOR A SALES PRICE GREATER THAN \$103,200.00 UNTIL 90 DAYS FROM THE DATE OF THIS DEED. THESE RESTRICTIONS SHALL RUN WITH THE LAND AND ARE NOT PERSONAL TO THE GRANTEE.

This instrument was prepared by:

Guillermo Alvarado, ESQ.
The Law Offices of Guillermo Alvarado, Ltd.
545 S. York Rd., Suite 100
Bensenville Illinois 60106

MAIL DEED TO
HARRY MASSICCIANU ATTORNEY AT LAW
8933 WILSON STE 300
SKOKIE IL 60077

Send subsequent tax bills to: RADICAL TITLE SERVICES, INC. Recorder-mail recorded documents to:

1111 N. LAUREL STREET, SUITE 100
CHICAGO, IL 60610