



WARRANTY DEED
INDIVIDUAL TO INDIVIDUAL

Doc#: 1512818037 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/08/2015 11:14 AM Pg: 1 of 3

MAIL TO:
Shane Mowery
3653 W. Irving park Rd
Chicago, IL 60618

1510280 2/3

GRANTORS, Daniel Pfandler and Elyse Lyons Pfandler, ^{*husband and wife} of the City of Chicago, County of Cook, and State of Illinois, for and in consideration of TEN and 00/100 Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency is hereby acknowledged, CONVEY(S) and WARRANT(S) to the GRANTEE(S), Hanser Quintela, an unmarried man, of 1250 W. Addison St., #3A, Chicago, Illinois and Jovita Almanzo, an unmarried woman, of 1250 W. Addison St., #3A, Chicago, IL 60613, not as tenants in common but as joint tenants with right of survivorship, the following described real estate situated in the County of Cook, State of Illinois to-wit:

SEE ATTACHED FOR LEGAL DESCRIPTION

SUBJECT TO: General and special real estate taxes which are not yet due and payable; conditions, covenants and restrictions of record; building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the property.

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 as joint tenants with right of survivorship forever.

Permanent Index Number: 16-01-425-062-1003
Property Address: 2710 West Chicago Avenue, #4, Chicago, IL 60622

DATED this 6 day of May, 2015.



Daniel Pfandler

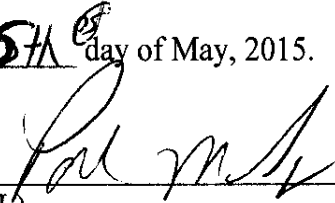
Elyse Lyons Pfandler *attorney-in-fact*

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS.
 COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County in the State aforesaid DO HEREBY CERTIFY that the above named person(s) 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 said instrument as his/her/their free and voluntary act for the uses and purposes herein set forth.


Given under my hand and official seal this 07th day of May, 2015.





 (SEAL)

This document prepared by:
 Felicia DiGiovanni
 Spina McGuire & Okal, P.C.
 7610 West North Avenue
 Elmwood Park, IL 60707
 708-453-2800

Send future tax bills to:
 Quintela & Almanzo
 2710 W. Chicago Ave.
 Unit #4
 Chicago, IL 60622

REAL ESTATE TRANSFER TAX		08-May-2015
	CHICAGO:	2,625.00
	CTA:	1,050.00
	TOTAL:	3,675.00
16-01-425-062-1003 20150501684164 1-548-553-600		

REAL ESTATE TRANSFER TAX		08-May-2015
 	COUNTY:	175.00
	ILLINOIS:	350.00
	TOTAL:	525.00
16-01-425-062-1003 20150501684164 1-840-608-640		

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LEGAL DESCRIPTION

PARCEL 1: UNIT 4 IN THE 2710 WEST CHICAGO CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF LOT 22 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 0712410046, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P4 AND ROOF RIGHTS, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0712410046.

PARCEL 3:
NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE AND ENJOYMENT AS CREATED BY RECIPROCAL EASEMENT AGREEMENT RECORDED MAY 4, 2006 AS DOCUMENT NUMBER 0712410047.

COMMONLY KNOWN AS: 2710 West Chicago Avenue, #4, Chicago, IL 60622

PERMANENT INDEX NUMBER: 16-01-425-062-1003