

# UNOFFICIAL COPY

## WARRANTY DEED ILLINOIS STATUTORY



Doc#: 1525439017 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/11/2015 09:09 AM Pg: 1 of 3

(The Above Space for Recorder's Use Only)

THE GRANTORS Jesus Delgado Jenkins, married, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to Efrén Jason Jaurique Jorge and Jennifer Alvaran Tuazon, husband and wife, of 355 E. Ohio St., #2302, Chicago, IL 60611, as Tenants by the Entirety, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

**SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"  
THIS IS NOT HOMESTEAD PROPERTY**

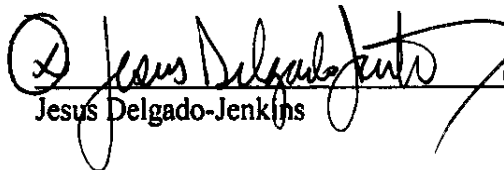
Permanent Index Number(s): 17-22-110-106-1002

Property Address: 1503 S. Prairie Ave., Unit 2, Chicago, IL 60605

**SUBJECT TO: Covenants; conditions, and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; condominium declaration and by laws, if any, and general real estate taxes not yet due and payable at the time of Closing.**

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 27<sup>th</sup> day of August, 2015.

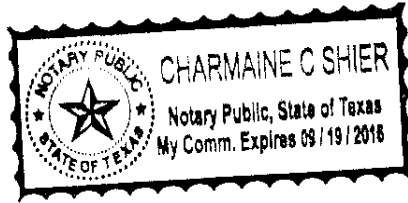
 (Seal)  
Jesus Delgado-Jenkins

\_\_\_\_\_ (Seal)

FD-15-1163 1 of 2

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STATE OF *Texas* )  
 ) SS,  
COUNTY OF *Dallas* )

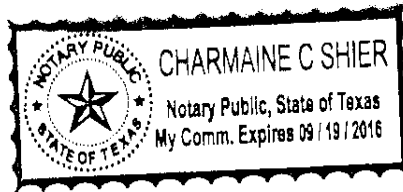


I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Jesus Delgado-Jenkins and Monica Ochoa personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered in the 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 notarial seal, this 27<sup>th</sup> day of August, 2015.

*Charmaine C Shier*

Notary Public





THIS INSTRUMENT PREPARED BY  
Law Office of Judy L. DeAngelis  
767 Walton Lane  
Grayslake, IL 60030


MAIL TO:

Erwin & Associates LLC  
4043 N. Ravenswood Ave.  
Suite 208  
Chicago, IL 60613

SEND SUBSEQUENT TAX BILLS TO:

Efren Jason Jaurique Jorje  
1503 S. Prairie Ave.  
Unit 2  
Chicago, IL 60605

REAL ESTATE TRANSFER TAX		10-Sep-2015
	COUNTY:	505.00
	ILLINOIS:	1,010.00
	TOTAL:	1,515.00
17-22-110-106-1002   20150801619044   0-998-674-304		

REAL ESTATE TRANSFER TAX		10-Sep-2015
	CHICAGO:	7,575.00
	CTA:	3,030.00
	TOTAL:	10,605.00
17-22-110-106-1002   20150801619044   1-535-545-216		

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## SCHEDULE A

Parcel 1:

Unit 2 in the Townhouses at Prairie Condominium as delineated on a survey of the following described real estate:

That part of the Northwest fractional 1/4 of Section 22, Township 39 North, Range 14, East of the Third Principal Meridian, described as follows: Commencing at the Southwest corner of Lot 2 in Prairie Place Townhomes Subdivision, being a Subdivision in said Northwest fractional 1/4 of Section 22; thence Southerly 65.38 feet along the East line of South Prairie Avenue being the arc of a circle convex Easterly, having a radius of 316.00 feet and whose chord bears South 06 degrees 06 minutes 23 seconds East, a distance of 65.27 feet to the point of beginning; thence continue Southerly 1.11 feet along said East line of South Prairie Avenue being an arc of a circle convex Easterly having a radius of 316.0 feet and whose chord bears South 00 degrees 04 minutes 42 seconds East, a distance of 1.11 feet to a point of tangency; thence South 00 degrees 01 minutes 19 seconds West along said East line of South Prairie Avenue, 197.59 feet; thence South 89 degrees 58 minutes 41 seconds East 41.72 feet; thence North 00 degrees 01 minutes 19 seconds East 198.69 feet; thence North 89 degrees 58 minutes 41 seconds West 41.72 feet to the point of beginning, in Cook County, Illinois.

Which survey is attached as exhibit "B" to the Declaration of Condominium recorded as document number 0030474441, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Parcel 2:

Easements for ingress and egress for the benefit of Parcel 1 as created by the Declaration of Condominium recorded April 8, 2003 as document number 0030474441.

Property of Cook County Clerk's Office