

UNOFFICIAL COPY

WARRANTY DEED



Doc#: 1536416088 Fee: \$42.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/30/2015 04:09 PM Pg: 1 of 3

THIS INDENTURE WITNESSETH,
that the Grantor, Yolanda Batres, a single
person of the City of Chicago, County of
Cook and State of Illinois, For and in
consideration of the sum of Ten Dollars
and other good and valuable consideration,
the receipt of which is hereby acknowledged,
CONVEYS and WARRANTS to Jose Gonzalez
and Olga M. Gonzalez, of Addison, Illinois, not as tenants in common, but as joint tenants with
rights of survivorship, all interest in the following described Real Estate situated in Cook
County, Illinois, to wit.

SEE ATTACHED LEGAL DESCRIPTION

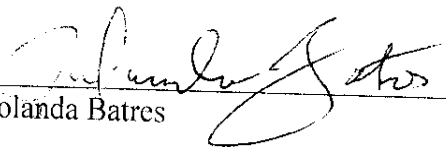
Address: 6559 W. George St. #313, Chicago, IL 60634
P.I.N.: 13-30-228-021-1031

Situated in Cook County, Illinois, hereby releasing and waiving all rights under and by virtue of
the Homestead Exemption Laws of the State of Illinois.

Subject only to the following: general real estate taxes not due and payable at the time of
closing, covenants, conditions 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 Real Estate.

Grantee herein 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 \$192,000.00 until 90 days from the date of
this deed. These restrictions shall run with the land are not personal to the grantee.

Dated this 17 day of December, 2015


Yolanda Batres

CCRD REVIEWER

REAL ESTATE TRANSFER TAX		31-Dec-2015
COUNTY:	ILLINOIS:	80.00
TOTAL:		160.00
		240.00
13-30-228-021-1031 20151201655726 0-083-692-608		

This Instrument was Prepared by:
Doug Rivera, Esq.
900 N. Franklin St, Suite 505
Chicago, IL 60610

REAL ESTATE TRANSFER TAX	30-Dec-2015
CHICAGO:	1,200.00
CTA:	480.00
TOTAL:	1,680.00 *

13-30-228-021-1031 | 20151201655726 | 1-450-511-424

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

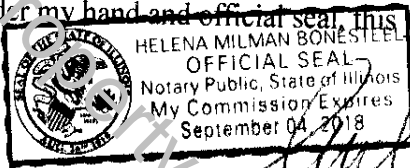
AP150310 1 of 1

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STATE OF ILLINOIS
COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, Yolanda Batres, personally known to me to be the same person(s) whose name(s) 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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 17 day of December, 2015



Helena Bonesteel

(Notary Public)

Mail to:

*J. Gonzalez
6559 W. George # 313
CHICAGO, IL 60634*

Send Subsequent bills to:

SAME

AP 150390

CLERK OF COOK COUNTY CLERK'S OFFICE

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Legal Description

PARCEL A:

UNIT 313 IN THE PARK AVENUE LUXURY CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

THE FOLLOWING DESCRIBED PARCELS EXCEPT THE NORTH 330.00 FEET (AS MEASURED ON THE EAST AND WEST LINES THEREOF) AND THE WEST 26.70 FEET OF THE SOUTH 66.0 FEET OF THE NORTH 396.0 FEET (AS MEASURED ON THE EAST AND WEST LINE THEREOF) OF THE FOLLOWING DESCRIBED COMBINED PARCELS:

PARCEL 1:

LOT 109 IN SECOND ADDITION TO MONT CLARE GARDENS, BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 (EXCEPT THAT PART TAKEN FOR RAILROAD) IN SECTION 30, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF THE 50 FOOT WIDE RIGHT OF WAY OF THE CHICAGO, MILWAUKEE, ST. PAUL & PACIFIC RAILROAD LYING NORTH OF THE NORTH LINE OF W. DIVERSEY AVENUE, LYING SOUTH OF THE SOUTH LINE OF W. GEORGE STREET AND LYING WEST OF AND ADJOINING LOT 109 IN THE SECOND ADDITION TO MONT CLARE GARDENS, BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 30 AND LYING EAST OF AND ADJOINING LOTS 118, 131, 132 AND 146 TOGETHER WITH ALL ALLEYS ADJOINING SAID LOTS, TAKEN AS ONE TRACT IN THE FIRST ADDITION TO MONT CLARE GARDENS, BEING A SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 (EXCEPT THAT PART TAKEN FOR RAILROAD) OF SECTION 30, ALL IN TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPTING THEREFROM THE WEST 23.50 FEET OF THE SOUTH 125.0 FEET OF SAID RAILROAD RIGHT OF WAY), IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0613532105 AND AMENDED AS DOCUMENT 0620534081, AND AS FURTHER AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL B:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-119, AND STORAGE SPACE S-119, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0613532105 AND AMENDED BY DOCUMENT 0620534081.