



Chicago Title Insurance Company  
**WARRANTY DEED**  
**ILLINOIS STATUTORY**

**UNOFFICIAL COPY**

Doc#: 1601156335 Fee: \$50.00  
 Karen A. Yarbrough  
 Cook County Recorder of Deeds  
 Date: 01/11/2016 12:55 PM Pg: 1 of 2

Dec ID 20160101658681  
 ST/CO Stamp 0-127-212-608 ST Tax \$107.00 CO Tax \$53.50  
 City Stamp 0-480-308-288 City Tax: \$1,123.50

THE GRANTOR, BEATA ROSZCZEWSKI an unmarried woman, of the City of Chicago, County of Cook, State of Illinois for and in consideration of Ten Dollars (\$10.00) in hand paid, CONVEYS and WARRANTS to MARISELA GUTIERREZ, an unmarried woman, all interest in the following described Real Estate situated in the 6252 W. Montrose Avenue Condominium Association of Chicago, County of Cook, to wit:

UNIT NUMBER 1N AND P3 IN 6252 W. MONTROSE CONDOMINIUMS, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: THE WEST 3.5 FEET OF LOT 19, ALL OF LOT 20 AND THE EAST 11.63 FEET OF LOT 21 IN BLOCK 6 IN OLIVER L. WATSON'S MONTROSE BOULEVARD ADDITION, BEING A SUBDIVISION OF THE SOUTH 40.0 ACRES OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED JUNE 26, 2006 AS DOCUMENT NUMBER 0617731141; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

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

**SUBJECT TO:**

Covenants, conditions, restrictions and easements of record; general real estate taxes for the year 2015, and subsequent years.

Permanent Real Estate Index Number(s): 13-17-118-042-1003, 13-17-118-042-1009  
 Address of Real Estate: 6252 w. Montrose Avenue, Chicago, Illinois, 60634. unit 1N and parking #1N

Dated this 12<sup>th</sup> day of December, 2015

Beata Roszczevski  
 BEATA ROSZCZEWSKI

REAL ESTATE TRANSFER TAX	11-Jan-2016
CHICAGO:	802.50
CTA:	321.00
TOTAL:	1,123.50 *

REAL ESTATE TRANSFER TAX	11-Jan-2016
COUNTY:	53.50
ILLINOIS:	107.00
TOTAL:	160.50

13-17-118-042-1003 | 20160101658681 | 0-480-308-288

13-17-118-042-1003 | 20160101658681 | 0-127-212-608

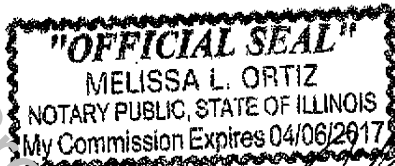
\* Total does not include any applicable penalty or interest due.

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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT BEATA ROSZCZEWSKI, personally known to me to be the same persons whose name BEATA ROSZCZEWSKI, 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 12<sup>th</sup> day of December, 2015.



*Melissa Ortiz*

**Prepared By:** The Gunderson Law Firm  
444 N. Michigan Ave Ste 1000  
Chicago, Illinois 60611

**Mail To:**

Marisela Gutierrez  
502 W. 135<sup>th</sup> St, Apt 1d  
New York, NY 10031

**Name & Address of Taxpayer:**

Marisela Gutierrez  
502 W. 135<sup>th</sup> St, Apt 1d  
New York, NY 10031

PROPERTY OF COOK COUNTY CLERK'S OFFICE