

A16-14828
WARRANTY DEED

UNOFFICIAL COPY

**MAIL & SEND TAX BILLS
TO:**

**Claudia De Los Santos
4233 W. 76th St
Unit 304
Chicago, IL 60652**

Doc#: 1620722139 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/25/2016 09:51 AM Pg: 1 of 3

Dec ID 20160701634803
ST/CO Stamp 0-752-190-272 ST Tax \$112.00 CO Tax \$56.00
City Stamp 1-913-568-576 City Tax: \$1,176.00

THE GRANTOR, **Michael Stekala**, a single person of 5824 W. 101st St, Oak Lawn, County of Cook, in the State of Illinois, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to the GRANTEE, **Claudia De Los Santos**, a single person of 5126 S. Francisco, Chicago, of Cook County, State of Illinois, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED

Permanent Real Estate Index Number: **19-27-401-058-1112**

Address of Real Estate: **4233 West 76th Street, Unit 304, Chicago, Illinois 60652**

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

SUBJECT TO: covenants, conditions, and restrictions of record; easements for public utilities; and to General Taxes for 2016 and subsequent years.

DATED this 21 July 2016.

Michael Stekala

Michael Stekala

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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 Michael Stekala, the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that signed, sealed and delivered the said instrument as 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 notary seal, this 21 July 2016.


(Seal)  Notary Public

This instrument was prepared by:
MARTIN PTASINSKI;
The Law Offices of Martin Ptasinski, P.C.
8517 S. Archer
Willow Springs, Illinois 60480
708-467-0000



REAL ESTATE TRANSFER TAX		25-Jul-2013
	COUNTY:	58.00
	ILLINOIS:	112.00
	TOTAL:	168.00

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REAL ESTATE TRANSFER TAX		25-Jul-2016
	CHICAGO:	840.00
	CTA:	336.00
	TOTAL:	1,176.00 *

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

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Legal Description

PARCEL 1:

UNIT 4233-304 IN THE COURTYARDS IN FORD CITY CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF THE WEST 1/2 OF THE NORTH 3/4 OF SECTION 27, TOWNSHIP 38 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 IN THE OFFICE OF THE COOK COUNTY RECORDER AS DOCUMENT 97032480, AS MAY BE AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS FOR PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM CICERO AVENUE AND PULASKI ROAD AS CONTAINED IN DOCUMENTS 19972008 RECORDED OCTOBER 18, 1966; 19982474 RECORDED OCTOBER 31, 1966; 2042883 RECORDED AUGUST 28, 1967; 21045716 RECORDED DECEMBER 29, 1969; 20029724 RECORDED DECEMBER 27, 1966; 18451804 RECORDED APRIL 18, 1962; 19109916 RECORDED APRIL 27, 1964; 19514594 RECORDED JULY 2, 1965; 18664329 RECORDED APRIL 27, 1962 AND 04044583 RECORDED DECEMBER 14, 1964 AS DESCRIBED IN THE AFORESAID INSTRUMENTS AS MODIFIED, AMENDED AND SUPPLEMENTED, ALL IN COOK COUNTY, ILLINOIS.

Property Address:

4233 W. 76TH STREET, UNIT 304
Chicago, IL 60652

Pin: 19-27-401-058-1112