



Chicago Title Insurance Company



\*16305450651\*

Doc# 1630545065 Fee \$40.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/31/2016 12:54 PM PG: 1 OF 2

WARRANTY DEED

1/4 PST 108015PK (CNY) Semington 1062/no ab

THE GRANTOR(S), Eduardo Navarrete and Theresa Navarrete, of the City of Chicago, County of Cook, State of Illinois for and in consideration of the sum of Ten and no/100 dollars (\$10.00) and other good and valuable consideration, in hand paid,, CONVEY(S) and WARRANT(S) to Edgardo Prats-Reyes and Amanda Prats as husband and wife, not as Joint Tenants or Tenants in Common, but as Tenants by the Entirety, of 40 E. 9th St Apt 1306, Chicago, Illinois 60605, all interest in the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

Parcel 1:

Unit Number 701 S. Carpenter Street Unit B in the Townhomes of Vernon Park Place Condominium as delineated on a survey of the following described real estate: Being parts of Blocks 1 and 2 in J. B. Waller's Subdivision of Block 8 of Canal Trustees' Subdivision of South East 1/4 of Section 17, Township 39 North, Range 14 East of the Third Principal Meridian and vacated North and South alleys and parts of East and West alleys in said Blocks 1 and 2 and part of vacated Miller Street adjoining said Blocks, which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document Number 87518217, together with its undivided percentage interest in the common elements in Cook County, Illinois.

Parcel 2:

The exclusive right to the use of P-3 and P-4, a limited common element as delineated on the survey attached to the Declaration aforesaid, recorded as Document 87518217.

Permanent Index Number(s): 17-17-412-044-1002

Property Address: 701 South Carpenter, #B, Chicago, IL 60607

SUBJECT TO:

only to the following, if any: 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 bylaws, if any; and general real estate taxes not yet due and payable at the time of Closing

Dated this October 20, 2016

Eduardo Navarrete

Theresa Navarrete

Chicago Title

Property of Cook County Clerk's Office

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INT

# UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT ), Eduardo Navarrete and Theresa Navarrete, personally known to me to be the same person(s) whose name(s) 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 20<sup>th</sup> day of October 2014



*Bogdan Skoskiewicz*  
(Notary Public)

**Prepared By:**

Bogdan Skoskiewicz  
Law Offices of Bogdan Skoskiewicz, P.C.  
7111 W. Higgins Ave.  
Chicago, IL 60656  
(773) 631-7111

REAL ESTATE TRANSFER TAX		28-Oct-2016
	CHICAGO:	3,750.00
	CTA:	1,500.00
	TOTAL:	5,250.00 *

17-17-412-044-1002 | 20161001671508 | 1-060-364-096  
\* Total does not include any applicable penalty or interest due.

**Mail Recorded Deed to:**

Mr. Jacob A. Shapiro  
Ansari & Shapiro  
211 W. Wacker Drive, Suite 1500  
Chicago, Illinois 60606

REAL ESTATE TRANSFER TAX		28-Oct-2016
	COUNTY:	250.00
	ILLINOIS:	500.00
	TOTAL:	750.00

17-17-412-044-1002 | 20161001671508 | 3-584-572-736

**Mail Tax Bill to:**

Edgardo Prats-Reyes and Amanda Prats  
701 South Carpenter, #B,  
Chicago, IL 60607