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WARRANTY DEED
ILLINOIS STATUTORY
INDIVIDUAL



Doc# 1631242642 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/07/2016 01:57 PM PG: 1 OF 3

Preparer File #: 2798319
ELECTRONIC TITLE
FILE # 2798319/102

THE GRANTOR(S) Jorge Fuentes, Jr. and Rebecca Fuentes, husband and wife, of the City of Chicago, County of COOK, State of IL for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Nicholas Celani, an unmarried man, of 4334 N Hazel Street Unit 1603 Chicago, IL 60613 of the County of Cook, all interest in the following described Real Estate situated in the County of COOK in the State of IL, to wit:

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO: general real estate taxes not due and payable; 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 property.

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

Permanent Real Estate Index Number(s): 14-20-105-044-1006

Address(es) of Real Estate: 3835 N Ashland Ave 3S
Chicago, IL 60613

Dated this 22nd day of October, 2016

Jorge Fuentes, Jr.

Rebecca Fuentes

REAL ESTATE TRANSFER TAX		28-Oct-2016
	CHICAGO:	2,925.00
	CTA:	1,170.00
	TOTAL:	4,095.00

14-20-105-044-1006 | 20161001672983 | 0-683-269-952

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

S
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N
SC
V
INT

REAL ESTATE TRANSFER TAX		28-Oct-2016
	COUNTY:	195.00
	ILLINOIS:	390.00
	TOTAL:	585.00

14-20-105-044-1006 | 20161001672983 | 1-001-512-768

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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 Jorge Fuentes, Jr. and Rebecca Fuentes, 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 22nd day of October, 20 16.



[Signature]
Notary Public

Prepared by:
Thakrar & Associates, PC
255 Mary Street
Winnetka, IL 60093

Mail to:
John Mazzorana
19420 Wold Road
Mokena, IL 60448

Name and Address of Taxpayer:
Nicholas Celani
3835 N Ashland Ave 3S
Chicago, IL 60613

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Exhibit "A" – Legal Description

PARCEL 1:

UNIT 3S IN THE MENNING CONDOMINIUM OF LAKEVIEW AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 19 (EXCEPT THAT PART OF LOT 19 LYING WEST OF A LINE 50 FEET EAST OF AND PARALLEL WITH WEST LINE OF SAID SECTION 20 TAKEN FOR STREET) IN BLOCK 6 IN LAKE VIEW HIGH SCHOOL SUBDIVISION OF NORTHWEST 1/4 OF NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 99269108, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE NO. P-3S, A LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 99269108.

Property of Cook County Clerk's Office