

16088826-9

1/2

UNOFFICIAL COPY



WARRANTY DEED

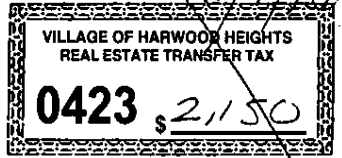
Doc# 1632804011 Fee \$40.00

THE GRANTOR, *Liezl Cabanting*, married to *Higino Cabanting*, of 94-433 Alapine Street, Waipahu, Hawaii, for and in consideration of TEN DOLLARS (\$10.00), in hand paid, and other good and valuable consideration, CONVEYS and WARRANTS to *Bernadette Bautista*, an unmarried woman, of 1401 North Oakley Boulevard, Chicago, Illinois, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

RHSP FEE: \$9.00 RPRF FEE: \$1.00
KAREN A. YARBROUGH
COOK COUNTY RECORDER OF DEEDS
DATE: 11/23/2016 10:04 AM PG: 1 OF 2

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF
Grantor is prohibited from conveying property for any sales price for a period of 30 days from closing. After 30 days is further prohibited from selling property for greater than 258,000 until 90 days from closing. These restrictions shall run with land & not personal to grantor.
SUBJECT TO: covenants, conditions, restrictions of record; building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate, and general real estate taxes not due and payable at the time of closing.

Address of Real Estate: 4833 North Olcott Avenue, Unit 514, Harwood Heights, Illinois, 60706
Permanent Real Estate Index Number: 12-12-425-009-1158



DATED this 5 day of November, 2016

LIEZL CABANTING

HIGINO CABANTING, signing this instrument solely for the purpose of waiving homestead rights, if any

State of Hawaii
County of Honolulu ss.

REAL ESTATE TRANSFER TAX		16-Nov-2016
COUNTY:	ILLINOIS:	107.50
	ILLINOIS:	215.00
	TOTAL:	322.50
12-12-425-009-1158		20161101679163 0-335-372-480

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that *Liezl Cabanting and Higino Cabanting*, personally known to me to be the same person whose name is 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 release and waiver of the right of homestead.

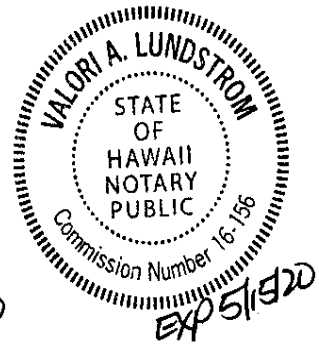
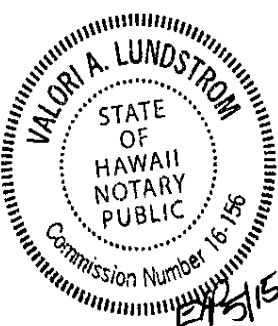
Given under my hand and official seal, this 5 day of November, 2016.

Valori A Lundstrom
NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY: *Guzaldo Law Offices*, 6650 North Northwest Highway, Suite 300, Chicago, Illinois 60631; 773/467-0800

AFTER RECORDING, MAIL TO:
Shefik Idrizi, Esq.
5151 North Harlem Avenue
Ste. 201
Chicago, Illinois 60656

SEND SUBSEQUENT TAX BILLS TO:
Bernadette Bautista
4833 North Olcott Avenue, Unit 514
Harwood Heights, Illinois 60706



Doc. Date:	<u>11/5/16</u>	# Pages:	<u>3</u>
Notary Name:	<u>Valori A Lundstrom</u> 1 Circuit		
Doc. Description:	<u>WARRANTY Deed</u>		
Notary Signature:	<u>Valori A Lundstrom</u>	Date:	<u>11/5/16</u>

SPS
SCV
INT

UNOFFICIAL COPY

LEGAL DESCRIPTION

PARCEL 1: UNIT 4833-514 IN THE CLOCK TOWER POINTE OF HARWOOD HEIGHTS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

PARCEL A: LOTS 1, 2, 3, 4, 5, 6 AND 7 IN BLOCK 9 AND LOTS 4, 5 AND 6 TOGETHER WITH THE SOUTH $\frac{1}{2}$ OF THE VACATED 16 FOOT ALLEY LYING NORTH OF AND ADJOINING SAID LOTS 4,5 AND 6 IN BLOCK 10; AND ALL OF VACATED GUNNISON STREET LYING BETWEEN AFORESAID BLOCKS 9 AND 10 IN OLIVER SALINGER AND COMPANY'S LAWRENCE AVENUE MANOR, BEING A SUBDIVISION OF LOT 3 IN CIRCUIT COURT PARTITION OF THE EAST $\frac{1}{2}$ OF THE SOUTH EAST $\frac{1}{4}$ AND PART OF THE WEST $\frac{1}{2}$ OF THE SOUTH EAST $\frac{1}{4}$ AND THE NORTHEAST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL B: THAT PART OF THE WEST $\frac{1}{2}$ OF THE SOUTH EAST $\frac{1}{4}$ OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE EAST LINE OF OLIVER SALINGER AND COMPANY'S LAWRENCE AVENUE MANOR, BEING A SUBDIVISION OF LOT 3 IN CIRCUIT COURT PARTITION OF THE EAST $\frac{1}{2}$ OF THE SOUTH EAST $\frac{1}{4}$ AND PART OF THE WEST $\frac{1}{2}$ OF THE SOUTH EAST $\frac{1}{4}$ AND THE NORTHEAST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF AFORESAID SECTION 12, RECORDED APRIL 28, 1925 AS DOCUMENT 8886267, LYING WEST OF WEST LINE OF THE SOUTH 18.61 ACRES OF THE EAST 31.86 ACRES OF THE WEST $\frac{1}{2}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 12 AFORESAID, AND LYING SOUTH OF THE CENTER LINE OF ALLEY, EXTENDED EAST, IN BLOCK 10 IN OLIVER SALINGER AND COMPANY'S LAWRENCE AVENUE MANOR AFORESAID, (EXCEPTING THAT PART THEREOF FALLING IN LAWRENCE AVENUE), IN COOK COUNTY, ILLINOIS.

PARCEL C: THAT PART OF THE SOUTH 18.61 ACRES OF THE EAST 31.86 ACRES OF THE WEST $\frac{1}{2}$ OF THE SOUTH EAST $\frac{1}{4}$ OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE CENTER LINE OF ALLEY, EXTENDED EAST, IN BLOCK 10 IN OLIVER SALINGER AND COMPANY'S LAWRENCE AVENUE MANOR, BEING A SUBDIVISION OF LOT 3 IN CIRCUIT COURT PARTITION OF THE EAST $\frac{1}{2}$ OF THE SOUTH EAST $\frac{1}{4}$ AND THE NORTHEAST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, (EXCEPTING FROM SAID TRACT OF LAND THE EAST 333.03 FEET (MEASURED ON THE SOUTH LINE AND ALSO EXCEPTING THAT PART THEREOF WHICH LIES SOUTH OF THE SOUTH 50 FEET THEREOF, (MEASURED AT RIGHT ANGLES TO THE SOUTH LINE), IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0716903044 AND AS AMENDED BY DOCUMENT 0724215000, AND AS FURTHER AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO USE PARKING SPACE P2-63 AND STORAGE SPACE S2-63, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0716903044 AND AS AMENDED BY DOCUMENT 0724215000, AND AS FURTHER AMENDED FROM TIME TO TIME.

Address of Real Estate: 4833 North Olcott Avenue, Unit 514, Harwood Heights, Illinois 60706

Permanent Real Estate Index Number: 12-12-425-009-1158