

UNOFFICIAL COPY

Warranty Deed

ILLINOIS

Doc#: 1721657022 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/04/2017 09:06 AM Pg: 1 of 2

Dec ID 20170701697763
ST/CO Stamp 1-843-328-448 ST Tax \$84.00 CO Tax \$42.00
City Stamp 0-367-730-112 City Tax: \$882.00

Above Space for Recorder's Use Only

52021-111
A17-129205

THE GRANTOR, VIOLETA I. MACAALAY, ^{married,} of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEYS and WARRANTS to GRANTEE HENRY FERNANDEZ, a single/married person, of 5301 W. Grace, Chicago, Illinois, the following described Real Estate, situated in the County of Cook, State of Illinois to wit:

(See page 2 for legal description attached hereto and made part hereof.)

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. To have and to hold said Premises forever.

SUBJECT TO: General taxes for the 2nd Installment of the year 2017 and subsequent years; Covenants, conditions and restrictions of record, if any; and subject to below:

Permanent Real Estate Index Number: 13-11-313-030-1012

Address of Real Estate: 4946 N. Harding Avenue, Unit 3E, Chicago, IL 60625

The date of this deed of conveyance is July 27, 2017.

Violeta I. Macaalay
VIOLETA I. MACAALAY, Grantor

Armando Macaalay
ARMANDO MACAALAY *
*signing only for the purpose of waiving homestead rights

State of Illinois, County of Cook, SS. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that VIOLETA MACAALAY and ARMANDO MACAALAY, personally known to me to be the same persons whose names 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 07/27/17.



Ewa Firszt
Notary Public
My Commission Expires: 3-10-18

UNOFFICIAL COPY**LEGAL DESCRIPTION**

For the premises commonly known as:



4946 N. Harding Avenue, Unit 3E, Chicago, IL 60625


Permanent Index Numbers:

13-11-313-030-1012

Legal Description:

UNIT 4946-3E IN THE 4944-46 N. HARDING AVENUE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 5 AND 6 IN PREGLER'S SUBDIVISION OF THE NORTH 1/2 OF BLOCK 3 (EXCEPT THE SOUTH 108 FEET THEREOF) IN SPIKINGS SUBDIVISION OF THE WEST 60 ACRES (EXCEPT THE NORTHWEST 13 ACRES) OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 3781436, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0527118014 AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

REAL ESTATE TRANSFER TAX		03-Aug-2017	
		COUNTY:	42.00
		ILLINOIS:	84.00
		TOTAL:	126.00
13-11-313-030-1012		20170701697763 1-843-328-448	

REAL ESTATE TRANSFER TAX		03-Aug-2017	
		CHICAGO:	630.00
		CTA:	252.00
		TOTAL:	882.00 *
13-11-313-030-1012		20170701697763 0-367-730-112	

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

This instrument was prepared by:

Janice Ampil-Gatbunton
Ampil-Gatbunton Law Offices
1901 N. Roselle Rd, Suite 800
Schaumburg, IL 60195

Send subsequent tax bills to:

Henry Fernandez
4946 N. Harding Ave
#3E
Chicago, IL 60625

Mail recorded document to:

Henry Fernandez
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