

# UNOFFICIAL COPY

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## WARRANTY DEED INDIVIDUAL TO INDIVIDUAL

Doc#: 1730549134 Fee: \$50.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 11/01/2017 10:27 AM Pg: 1 of 2

Dec ID 20171001642368  
ST/CO Stamp 2-112-413-728 ST Tax \$215.00 CO Tax \$107.50  
City Stamp 1-035-225-024 City Tax: \$2,257.50

MAIL TO:

  
**Andrew Pearson**  
Attorney at Law  
515 S. Western Avenue, Unit 3  
Lake Forest, IL 60045

NAME AND ADDRESS OF TAXPAYER

**Paul Biancalana**  
515 S. Western Avenue, Unit 3  
Chicago, IL 60612

**THE GRANTOR(S)**, JOSE L. RIVAS, a single person, of 125 Spring Oak Drive, Wooddale, IL, for and in consideration of TEN DOLLARS and other good and valuable considerations in hand paid, CONVEY AND WARRANT, to PAUL BIANCALANA, a single person, of \_\_\_\_\_, individually, all interest in the following described Real Estate in the County of Cook, in the State of Illinois, to wit, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

**Parcel 1:** Unit 515-3 in Southwestern Condominium, as delineated on a survey of the following described tract of Land: Lots 21 to 34, both inclusive (except those parts taken for streets), in Block 2 in the Subdivision of Lots 1 to 12, both inclusive, in Block 12 in Rockwell's Addition to Chicago of the West Half of the Northwest Quarter of Section 18, Township 39 North, Range 14, East of the Third Principal Meridian, more particularly described as follows: Commencing at the point of intersection of the North Line of West Harrison Street and the East Line of South Western street as widened, said point also being the Southwest corner of said tract; Thence North 00 degrees 00 minutes 00 seconds East, along the West Line of said tract, a distance of 172.71 feet to the point of beginning; Thence North 00 degrees 00 minutes 00 seconds East, a distance of 28.00 feet; thence North 89 degrees 53 minutes 44 seconds East, a distance of 109.77 feet; thence South 00 degrees 00 minutes 00 seconds West, a distance of 28.00 feet; thence South 89 degrees 53 minutes 44 seconds West, a distance of 109.77 feet to the point of beginning, all in Cook County, Illinois. Which survey is attached as exhibit "A" to the Declaration of Condominium recorded as document number 0020681355, together with its undivided percentage interest in the common elements in Cook County Illinois.

**Parcel 2:** The exclusive right to use of parking space 19, a limited common element, as set forth in the declaration of easement recorded as document 0020764867 and re-recorded 0020919587

Permanent Index Number(s): 17-18-127-058-1003

Commonly known as: 515 S. Western Avenue, Unit 3, Chicago, IL 60612

Subject to, 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,

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condominium declaration and bylaws, if any, and general real estate taxes not yet due and payable at the time of Closing.

THIS IS NOT HOMESTEAD PROPERTY AS TO THE GRANTOR.

DATED: October , 2017.

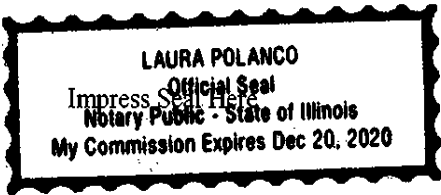
  
JOSE L. RIVAS, Grantor

State of ILLINOIS )

County of COOK )

I, the undersigned, a Notary Public in and for said county, in the State aforesaid, DO HEREBY CERTIFY THAT *Jose Rivas* personally known to me to be the same person(s) whose name is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they/he/she signed, sealed and delivered the said instrument as their/his/her 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 seal, this *23* day of *Oct*, 20*.*



  
Notary Public

REAL ESTATE TRANSFER TAX		01-Nov-2017
CHICAGO:		1,612.50
CTA:		645.00
TOTAL:		2,257.50 *
17-18-127-058-1003   20171001642368   1-035-225-024		

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

NAME AND ADDRESS OF PREPARER:

Law Offices of Laura Picchietti Cox  
470 Michgamme Lane  
Lake Forest, Illinois 60045  
847-234-3528

REAL ESTATE TRANSFER TAX		01-Nov-2017
COUNTY:		107.50
ILLINOIS:		215.00
TOTAL:		322.50
17-18-127-058-1003   20171001642368   2-112-413-728		