

# UNOFFICIAL COPY



## WARRANTY DEED

Statutory (Illinois)

Doc# 1805418032 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 02/23/2018 10:21 AM PG: 1 OF 3



Near North National Title  
222 N. LaSalle  
Chicago, IL 60601

Enrique

### REAL ESTATE TRANSFER TAX

22-Feb-2018



COUNTY:	204.50
ILLINOIS:	409.00
TOTAL:	613.50

14-20-426-056-1005 | 20180101693742 | 1-318-028-832

THE GRANTOR, (Seller - Ramon Almonte and Kelly Almonte, as husband and wife), For the consideration of \$10.00 and other valuable consideration, in hand paid, does hereby

CONVEYS and WARRANTS to 3264 Clark LLC, an Illinois limited liability company of (1517 N. North Park Avenue, Unit 2 Chicago, IL), the following described Real Estate, situated in the County of COOK, State of Illinois, to wit:

\*Rund  
10fl ke  
B2  
AP1705902 - B2

LEGAL DESCRIPTION: See attached legal.

ADDRESS OF PROPERTY: 907 W. School, Unit 2B-B-2  
Chicago, Illinois 60657

PROPERTY INDEX NUMBER: 14-20-426-056-1005

SUBJECT ONLY TO THE FOLLOWING, IF ANY: (a) general real estate taxes not due and payable at the time of closing; (b) ~~building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of records;~~ (c) ~~zoning laws and ordinances which conform to the present usage of the premises;~~ (d) ~~public and utility easements which serve the premises;~~ (e) ~~public roads and highways, if any;~~ (f) ~~party wall rights and agreements, if any;~~ (g) ~~limitations and conditions imposed by the Illinois Condominium Property Act and condominium declaration, if applicable.~~

DATED: October 4, 2017.

Kelly Almonte & Ramon Almonte  
This is not homestead property

Seller - Affiant - Kelly Almonte  
Kane

Seller - Affiant - Ramon Almonte  
Enrique

Kelly Almonte  
is city in k

Effective February 2018

### REAL ESTATE TRANSFER TAX

20-Feb-2018



CHICAGO:	3,067.50
CTA:	1,227.00
TOTAL:	4,294.50 *

14-20-426-056-1005 | 20180101693742 | 0-383-616-544

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

RECEIVED IN BAD CONDITION



# UNOFFICIAL COPY

STATE OF Illinois )  
COUNTY OF Cook )

The undersigned, a Notary Public in the above state and county, DOES HEREBY CERTIFY that Kelly Almonte & Ramon Almonte, personally known to me to be the same person whose names are subscribed to the forgoing instrument, appeared before me this day in person, and acknowledged, sealed, and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release waiver of the right of homestead.

Given under my hand and official seal this 4<sup>th</sup> day of October, 2017

[Signature]  
Notary Public Seal/Stamp



THIS INSTRUMENT PREPARED BY Paul J. Ochmanek, Jr.

AFTER RECORDING MAIL TO:

Chad M. Poznanski, Esq. Clerk Hill PLC 130C Resendez St, Suite 3900 Chicago, IL 60601

MAIL SUBSEQUENT TAX BILLS TO:

3264 Clerk LLC 1517 N. North Peck Ave, Unit 2 Chicago, IL 60610

Property of Cook County Clerk's Office

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## Legal Description: 14-20-426-056-1005

Parcel 1: Unit 907-2-B in the Residence at Clark and School Condominium, as delineated on a Survey of the following described land:

Lots 14, 15, 16, 17, 18 and 19 in the Resubdivision of Block 2 in Hambleton Weston and Davis Subdivision of the South 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 20, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Together with a percentage of the common elements appurtenant to the unit as set forth in the Declaration of Condominium recorded August 17, 2006 as document 0622912000, as amended from time to time, which percentage shall automatically change in accordance with amended Declaration as they are filed of record pursuant to the Declaration and together with additional common elements as such amended Declaration are filed of record in the percentages set forth in such amended Declarations which percentage shall automatically be deemed to be conveyed effective on the recording of each such amended Declaration as though conveyed hereby.

Parcel 2: A perpetually and exclusive Easement for parking purposes in and to Parking Space No. 22, as set forth and defined in said Declaration of Condominium and Survey attached thereto, in Cook County, Illinois.

Property of Cook County Clerk's Office