

UNOFFICIAL COPY

Doc#: 1819146079 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/10/2018 01:02 PM Pg: 1 of 3

Dec ID 20180301631938
ST/CO Stamp 1-922-806-048 ST Tax \$175.00 CO Tax \$87.50
City Stamp 1-857-614-112 City Tax: \$1,837.50

18 NW 71330165K

WARRANTY DEED

1062



THIS INDENTURE WITNESSETH, that the Grantor(s), Ramon Nunez Jr., a single man, of the County of Cook and State of Illinois for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, CONVEY(S) and WARRANT(S) TO Pablo G. Avila, a single man, of Chicago, IL (Grantee's Address), the following described real estate, to-wit:

See attached Legal Description

Permanent Real Estate Index Number: 13-33-327-182-1034 & 13-33-327-182-1040

Address of Real Estate: 5345 W. Galewood, Unit 59-B, Chicago, IL 60639

Subject to the following restrictions: a) all taxes and special assessments for the year 2017 and thereafter; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) roads and highways; situated in, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 27th Day of March, 2018

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Ramon Nunez Jr.
Ramon Nunez Jr.

STATE OF Illinois)
COUNTY OF Cook) ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT, Ramon Nunez Jr., personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/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 Notarial Seal this 27th day of March, 2018.



Laura Martucci
Notary Public

This Instrument was prepared by:
Dadkhah Law Group, LLC
7126 N. Lincoln Ave.
Lincolnwood IL 60712

Future Tax Bills to:
Pablo G. Avila
5345 W Gatewood, Unit 5A-B
Chicago, IL 60639

After recording return document to:
Pipovic Law Group, Ltd
8501 W. Higgins Rd #603
Chicago, IL 60634

REAL ESTATE TRANSFER TAX		11-Apr-2018
	CHICAGO:	1,312.50
	CTA:	525.00
	TOTAL:	1,837.50 *

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

REAL ESTATE TRANSFER TAX		11-Apr-2018
	COUNTY:	87.50
	ILLINOIS:	175.00
	TOTAL:	262.50

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LEGAL DESCRIPTION

Order No.: 18NW7133016SK

13-33-327-182-1034
For APN/Parcel ID(s): ~~13-33-327-059-0000~~ and (13-33-327-182-1040 ul)

PARCEL 1:

UNITS 59-B AND 59-P-2 IN THE ENCLAVE AT GALEWOOD CROSSINGS MULTI-BUILDING CONDOMINIUM, FORMERLY KNOWN AS THE ENCLAVE GALEWOOD CROSSINGS LOT 6 CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 59 IN GALEWOOD RESIDENTIAL SUBDIVISION BEING A SUBDIVISION OF THE SOUTHWEST J/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0622510009 AND AMENDED AND RESTATED BY THE AMENDED AND RESTATED DECLARATION OF CONDOMINIUM OWNERSHIP AND EASEMENT AND RESTRICTIONS, COVENANTS AND BYLAWS FOR THE ENCLAVE AT GALEWOOD CROSSINGS MULTI-BUILDING CONDOMINIUM ASSOCIATION RECORDED AS DOCUMENT NUMBER 0902316030, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS

PARCEL 2:

NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS IN, ON, OVER, UPON, THROUGH AND ACROSS THOSE PORTIONS OF LOT 169 IMPROVED AS ROADWAY.