

# UNOFFICIAL COPY

Doc#: 1823908134 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/27/2018 11:49 AM Pg: 1 of 3

Dec ID 20180701639174  
ST/CO Stamp 0-754-663-200 ST Tax \$219.00 CO Tax \$109.50  
City Stamp 1-338-490-656 City Tax: \$2,299.50

## WARRANTY DEED Statutory (ILLINOIS)

### MAIL TO:

HOVDE STUFO LAW  
107 SOUTH THIRD STREET  
BLOOMINGDALE, ILLINOIS 60108

### TAX BILL TO:

CHRISTIAN J. BORJA  
6639 BELMONT AVENUE  
UNIT 3  
CHICAGO, ILLINOIS 60634

THE GRANTOR CYNTHIA LOMA NKA CYNTHIA VARGAS, AND CESAR T. VARGAS, HUSBAND AND WIFE, of 6639 w Belmont Ave., Chicago, County of Cook, State of Illinois, for and in consideration of Ten and No/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid CONVEY and WARRANT to CHRISTIAN J BORJA, A SINGLE MAN AND MIKHAIL R. BORJA, A SINGLE MAN OF 6639 BELMONT AVE # 3, CHICAGO IL 60634, the following described Real Estate situated in the County of Cook, State of Illinois, to wit

SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO: General taxes for 2018 and subsequent years and (a) general real estate tax 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 record; (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; (f) party wall rights and agreements, if any; and (g) limitations and conditions imposed by the Illinois Condominium Property Act and condominium declaration, if applicable.

PERMANENT INDEX NUMBER: 13-30-202-042-1003

PROPERTY ADDRESS: 6639 W BELMONT AVE UNIT 3 CHICAGO, IL 60634

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

DATED THIS 21st DAY OF AUGUST, 2018

File no: AT 180587  
1/2  
Cook County Recorder of Deeds  
Chicago, IL 60601  
Ph. 312-651-6970

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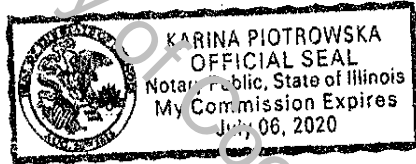
X Cynthia Lima nka Cynthia Vargas  
Cynthia Lima nka Cynthia Vargas

X Cesar T. Vargas  
Cesar T Vargas

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY that **Cynthia Lima nka Cynthia Vargas and Cesar T Vargas**, are personally known to me to be the same person(s) whose name(s) 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 the release and waiver of the right of homestead.

Given under my hand and official seal this 21st Day of AUGUST, 2018.  
Commission expires July 06, 2020.

Karina Piotrowska  
NOTARY PUBLIC



Prepared by:

Alicja M. Sroka  
Alicja M. Sroka & Associates, P.C  
Attorney at Law  
7742 W. Higgins, Unit C102  
Chicago, Illinois 60631

Property of Cook County Clerk's Office

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## LEGAL DESCRIPTION

### EXHIBIT A

#### PARCEL 1:

UNIT 3 IN THE 6639 WEST BELMONT CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:  
THE EAST 26.62 FEET OF THE WEST 79.86 FEET OF LOT 3 IN FIRST ADDITION TO MONTCLARE GARDENS, A SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 IN SECTION 30, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED SEPTEMBER 5, 2006 AS DOCUMENT 0624818014, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

THE (EXCLUSIVE) RIGHT TO THE USE OF PARKING SPACE (P-3), A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0624818014, IN COOK COUNTY, ILLINOIS.

#### ADDRESS OF PROPERTY:

6639 WBELMONT AVE UNIT 3  
CHICAGO, IL 60634

PARCEL ID NUMBER: 13-30-202-042-1003