

UNOFFICIAL COPY

WARRANTY DEED

Statutory (ILLINOIS)

Doc#: 1829955035 Fee: \$52.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 10/26/2018 12:04 PM Pg: 1 of 3

MAIL TO:

Matias Orona
1821 S. Cuyler Avenue
Berwyn IL 60402

Dec ID 20180801667481

ST/CO Stamp 0-520-547-488 ST Tax \$265.50 CO Tax \$132.75

City Stamp 1-123-970-208 City Tax: \$2,787.75

TAX BILL TO:

Matias Orona
1821 S. Cuyler Avenue
Berwyn IL 60402

THE GRANTOR: MARTA FABIAN A DIVORCED WOMAN, NOT SINCE REMARRIED, AND NOT A PARTY TO A CIVIL UNION AS OWNER OF PARCEL 1, AND OPTIMUM H&C LLC AS OWNER OF PARCEL 2, an Illinois Limited Liability Company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid CONVEY and WARRANT to MATIAS ORONA and MARIA ORONA, husband and wife, of 1821 S. Cuyler Avenue, Berwyn, IL as joint tenants, 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: 19-13-405-004-0000

19-13-405-005-0000

PROPERTY ADDRESS:

2515 W 59TH ST CHICAGO, IL 60629

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

DATED THIS 16th DAY OF October, 2018.

AT78076710f2ND
After recording mail to:
Altimo Title, LLC.
6444 N. Milwaukee Ave.
Chicago, IL 60631
Ph. 312-651-6070

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Marta Fabian

Marta Fabian

Karolina Bak

Karolina Bak, not personally but as Manager of OPTIMUM H&C LLC

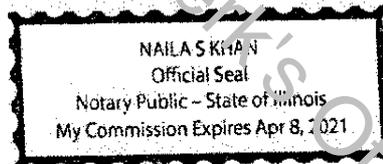
STATE OF ILLINOIS, COUNTY OF COOK, ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Marta Fabian and Karolina Bak, not personally but as Manager of OPTIMUM H&C LLC**, are personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as 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 official seal this 16th DAY OF Oct, 2018.
Commission expires 04-08-2021.

Naila Skhan

NOTARY PUBLIC

PREPARED BY:
Alicja M. Sroka & Associates, P.C
Attorney at Law
7742 W Higgins Rd. Unit C102
Chicago, Illinois 60651



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File No: at180767

EXHIBIT "A"

PARCEL 1:

LOT 6 IN BLOCK 11 IN COBE AND MCKINNON'S 59TH STREET AND WESTERN AVENUE SUBDIVISION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 5 IN BLOCK 11 IN COBE AND MCKINNON'S 59TH STREET AND WESTERN AVENUE SUBDIVISION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address: 2515 W 59TH ST CHICAGO, IL 60629
Parcel ID Number: 19-13-405-004-0000 & 005-0000

Property of Cook County Clerk's Office

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.

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Commitment for Title Insurance (8-1-2016)
Technical Correction 4-2-2018
Schedule B - Part I