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THIS DOCUMENT WAS
PREPARED BY:

Lisa J. Saul, Esq.
Forde Law Offices LLP
111 W. Washington Street, Suite 1100
Chicago, Illinois 60602

Doc#: 1830549121 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/01/2018 10:43 AM Pg: 1 of 4

Dec ID 20181001618597
ST/CO Stamp 1-071-021-216 ST Tax \$200.00 CO Tax \$100.00
City Stamp 0-311-041-184 City Tax: \$2,100.00

AFTER RECORDING, RETURN TO:

Joseph Talarico
TALARICO LAW GROUP
15000 S. Cicero Ave
Oak Forest, IL

60452

WARRANTY DEED

Stc01146-60296GE
Lot 2


THIS INDENTURE is made as of this 17th day of October, 2018 by and between **Jorge Mondragon, a single man**, of the city of Chicago, State of Illinois (the "Grantor"), and **Vanessa D. Leano, a single woman** of the city of Chicago, State of Illinois (the "Grantee").



WITNESSETH, that Grantor, for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, to it in hand paid by Grantee, the receipt of which is hereby acknowledged, does by these presents CONVEY AND WARRANT unto Grantee, all interest in the following described real estate situated in the County of Cook, in the State of Illinois to wit:

See Legal Description attached hereto as **Exhibit A** and hereby made a part hereof, Subject to those exceptions set forth on **Exhibit B** attached hereto

WITH all hereditaments and appurtenances thereunto appertaining, hereby releasing all claims therein. TO HAVE AND TO HOLD the above described premises, with the appurtenances, unto Grantee forever.

SIGNATURE PAGE FOLLOWS

REAL ESTATE TRANSFER TAX	26-Oct-2018
	
CHICAGO:	1,500.00
CTA:	600.00
TOTAL:	2,100.00 *

REAL ESTATE TRANSFER TAX	31-Oct-2018
 	
COUNTY:	100.00
ILLINOIS:	200.00
TOTAL:	300.00

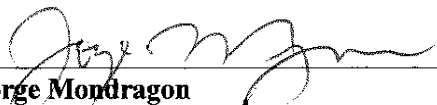
13-14-321-014-1008 | 20181001618597 | 0-311-041-184

13-14-321-014-1008 | 20181001618597 | 1-071-021-216

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

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IN WITNESS WHEREOF, Grantor aforesaid have hereunto set in hand and sealed this 17th day of October, 2018.

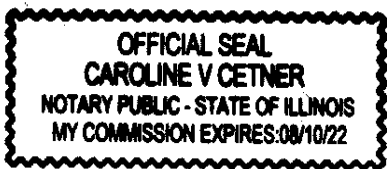


Jorge Mondragon

State of Illinois)
) as)
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Jorge Mondragon** 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 he signed, sealed and delivered this said instrument as his 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 17th day of October, 2018.



Commission expires: 8/10/22



Notary Public

Send Subsequent Tax Bills To:

Vanessa D. Leano
3808 West Belle Plaine Avenue, #3
Chicago, Illinois 60618

Property of Cook County Clerk's Office

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EXHIBIT A

Legal Description

✓ PARCEL 1:

UNIT 3808-3 IN BELLHAM CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 19, 20 AND 21 IN BLOCK 20 IN WALKER'S SUBDIVISION OF BLOCKS 1 TO 31, INCLUSIVE, OF W.B. WALKER'S ADDITION TO CHICAGO IN THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO.0406527011, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF S-22, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM AFORESAID.

PERMANENT INDEX NUMBER: 13-14-321-014-1008

✓ **COMMON ADDRESS:** 3808 West Belle Plaine Avenue, #3, Chicago, Illinois 60618

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EXHIBIT B

EXCEPTIONS TO TITLE

1. Real estate taxes for 2018 and subsequent years.
2. Terms, provisions, covenants, conditions, restrictions and options in rights and easements established by the Declaration of Condominium Ownership recorded as Document Number 0465927011, as amended from time to time
3. Provisions, limitations and conditions as imposed by the "Condominium Property Act".
4. Acts done by or suffered through Buyer.
5. Covenants, Conditions, Ordinances, Easements, Encroachments, Agreements and Restrictions of Record.

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