

# UNOFFICIAL COPY

Doc#: 1831206151 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 11/08/2018 11:00 AM Pg: 1 of 3

## WARRANTY DEED

Joint Tenant

### AFTER RECORDING MAIL TO:

MICHAEL ANSELMO  
1771 W DIENTH RD STE 250  
NAPERVILLE, IL 60563

### MAIL REAL ESTATE TAX BILL TO:

Rene J. Velazco Jr  
2942 N. Wood St, Unit C  
CHICAGO, IL 60657

Dec ID 20180701633437  
ST/CO Stamp 1-201-970-336 ST Tax \$610.00 CO Tax \$305.00  
City Stamp 0-742-669-472 City Tax: \$6,405.00

Chicago Title  
1867w 720044 St York

**THE GRANTORS:** Nicholas S. Anderson and Jovana Trkulja, husband and wife, of 2942 N. Wood St., Chicago, IL 60657, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEY AND WARRANT to René Velazco, Jr. and Robert Velazco, of Chicago, IL 60657, to have and to hold not as Tenants in Common but as Joint Tenants, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

### SEE ATTACHED LEGAL DESCRIPTION

Commonly known as: 2942 N. Wood St., Unit C, Chicago, IL 60657  
PIN: 14-30-223-111-0000

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

**SUBJECT TO:** (a) General real estate taxes not due and payable at the time of closing; (b) Special Assessments confirmed after Contract date; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Zoning laws and Ordinances; (e) Easements for public utilities; (f) Drainage ditches, feeders, laterals and drain tile, pipe or other conduit.



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## LEGAL DESCRIPTION

Order No.: 18GNW720044SK

**For APN/Parcel ID(s): 14-30-223-111-0000**

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PARCEL 1:

THE EAST 10.83 FEET OF THE WEST 118.2 FEET OF LOT 3 IN WELLINGTON PARK SUBDIVISION, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 17, 1999 AS DOCUMENT NUMBER 09079864, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AFORESAID, AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND PARTY WALL RIGHTS FOR WELLINGTON PARK HOMEOWNERS ASSOCIATION RECORDED DECEMBER 11, 2000 AS DOCUMENT NUMBER 00970524.

PROPERTY OF COOK COUNTY CLERK'S OFFICE