## 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 DIEHL RP STE 250
NAPERVILLE, IL WITET

MAIL REAL ESTATE TAX BILL TO:

Rene J. Velazeo J. 2942 N. Wood ST, MitC CHICAGO, IV 60657 Chicago Title 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

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 Rene Velazco, Jr. and Rober Velazco, of White 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 Plinois, to wit:

### SEE ATTACHED LEGAL DESCRIPTION

Commonly known as: 2942 N. Wood St., Unit C, Chicago, 11, 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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# **UNOFFICIAL COPY**

DATED this january day of October, 2018.	
Micholas S. Anderson (	Jovana Trkulja
STATE OF ILLINOIS ) )SS	
COUNTY OF COOK )	
I, the undersigned, a Novery Public, in and for the CERTIFY, that Nicholas 5. Anderson and Jovan known to me to be the same persons whose names appeared before me this day in person and individualized the said instrument as their free and volutionth, including the release and waiver of the right	a Trkulja, husband and wife, personally are subscribed to the foregoing instrument, ually acknowledged that they signed and intary act for the uses and purposes therein set of homestead.
Given under my hand and official seal this 18	day of October 18, 2018.  Matura Watter  Novery Public
NAME AND ADDRESS OF PREPARER: Dadkhah Law Group, LLC 7126 N. Lincoln Ave. Lincolnwood, IL 60712	LAURA MARTUCCI DEFICIAL SEAL Notary Public, State of Illinois My Commission Expires At gust 22, 2020

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### **LEGAL DESCRIPTION**

**Order No.:** 18GNW720044SK

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

#### PARCEL 1:

THE EAST 10.83 FEET OF THE WEST 118.2 FEET OF LOT 3 IN WELLINGTON PARK SUBDIVISION, DEING 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 WE'LINGTON PARK HOMEOWNERS ASSOCIATION RECORDED DECEMBER 11, 2000 AS DOCUMENT NUMBER 00970524.