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18320170100

WARRANTY DEED
BT 2210018-02668 1 of 2

Doc# 1832017010 Fee \$42.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/16/2018 10:44 AM PG: 1 OF 3

THE GRANTOR, TIFFANI WATSON, f/k/a TIFFANI CUNNINGHAM, a married woman, married to Devyn R. Watson, of Chicago, of the County of Cook, of the State of Illinois, for and in consideration of

TEN AND NO/100—DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to FABIAN M. GUACHICHULLCA, of 947 N. Kedvale Avenue, Chicago, Illinois 60651, GRANTEE,

* 7230 N. Oakley AVE, APT 2N, CHICAGO, IL

all interest of the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

UNIT 46 A-3 IN THE WESTMINSTER CONDOMINIUM AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: THE NORTH 13 FEET OF LOT 150, ALL OF LOTS 151 AND 152 AND THE SOUTHERN 2 FEET OF LOT 153 OF THE PRAIRIE AVENUE ADDITION TO AUSTIN, IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED DECEMBER 28, 2005 AS DOCUMENT NO. 0536245135, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

SUBJECT TO: GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE ON October 31, 2018; COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD; AND BUILDING LINES AND EASEMENTS.

Permanent Index Number (PIN): 16-08-420-057-1038

Address of Real Estate: 46 N. Menard Avenue, Unit 3A, Chicago, Illinois 60644

DATED this 31 day of October, 2018.

REAL ESTATE TRANSFER TAX

02-Nov-2018



| | |
|----------|----------|
| CHICAGO: | 412.50 |
| CTA: | 165.00 |
| TOTAL: | 577.50 * |

16-08-420-057-1038 | 20181001611023 | 0-791-084-192

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

Tiffany Watson
TIFFANI WATSON, f/k/a
TIFFANI CUNNINGHAM

| | |
|-----|------------|
| \$ | <u>Y</u> |
| P | <u>3</u> |
| S | <u>N</u> |
| M | <u>N</u> |
| SC | <u>Y</u> |
| E | <u>ups</u> |
| INT | <u>Y,W</u> |

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State of Illinois)
) SS.
County of Cook)

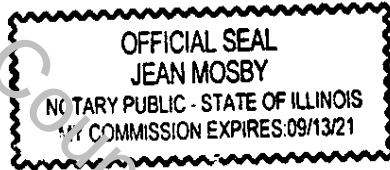
I, Jean Mosby, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that

TIFFANI WATSON, f/k/a TIFFANI CUNNINGHAM,

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 she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

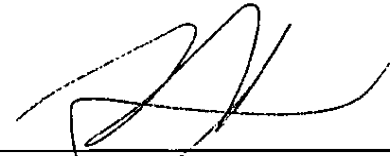
GIVEN under my hand and official seal, this 31st day of October, 2018.

Jean Mosby
Notary Public



| REAL ESTATE TRANSFER TAX | | 14-Nov-2018 | |
|--------------------------|--|--------------------------------|-------|
| | | COUNTY: | 27.50 |
| | | ILLINOIS: | 55.00 |
| | | TOTAL: | 82.50 |
| 16-08-420-057-1038 | | 20181001611023 0-207-577-760 | |

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DEVYIN R. WATSON, for the release of homestead rights only

State of Illinois)
) ss.
County of Cook)

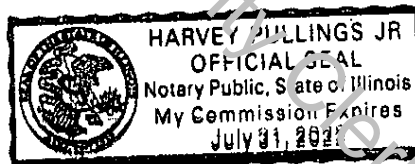
I, Harvey Pullings, Jr, a notary public in and for said County, in the State aforesaid DO HEREBY CERTIFY that

DEVYIN R. WATSON

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 the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 23rd day of October, 2018.


Notary Public



PREPARED BY:
John D. Gutzke, Esq. (pcm)
ROLEWICK & GUTZKE, P.C.
1776 S. Naperville Road, Suite 104A
Wheaton, Illinois 60189
(630) 653-1577

~~MAIL TO:~~
George Vranas, Esq.
LAW OFFICE OF GEORGE VRANAS, P.C.
3464 N. Clark Street
Chicago, Illinois 60657

SEND SUBSEQUENT TAX BILLS TO:
GUACHICHULCA ENTERPRICES LLC
c/o FABIAN M GUACHICHULLCA
947 N. Kedvale Avenue
Chicago, Illinois 60654

After Recording Return To:

Burnet Title - Post Closing
1301 W. 22nd Street Suite 510
Oak Brook, IL 60523