

19606879

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PREPARED BY:  
Michael T. Huguelet, PC  
10723 W. 159<sup>th</sup> Street  
Orland Park, IL 60467

MAIL TAX BILL TO:  
Ibelisse Sanchez  
10414 S. Walden Parkway #2W  
Chicago, IL 60643

MAIL RECORDED DEED TO:  
~~Oscar Morgan, Esq.~~ Ibelisse Sanchez  
6196 Providence Drive 10414 S. Walden Pkwy #2W  
Carpentersville, IL 60110 CHICAGO, IL 60643



Doc# 1900808231 Fee \$40.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00  
EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS  
DATE: 01/08/2019 04:03 PM PG: 1 OF 2

### WARRANTY DEED

THE GRANTOR, BONITA R. WARD, married to Aaron A. Ward, of the City of Chicago, County of Cook, State of Illinois for consideration of TEN and NO/100's DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to IBELISSE SANCHEZ, a married woman, of 939 W. 116<sup>th</sup> St., Chicago Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois.

PARCEL 1: UNIT 2-WEST IN WALDEN WAY CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THE SOUTH 1/2 OF LOT 12 AND ALL OF LOT 13 IN BLOCK 1 IN WASHINGTON PARK BEING CHARLES HOPKINSON'S SUBDIVISION OF THAT PART OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (LYING WEST OF WASHINGTON HEIGHTS BRANCH RAILROAD WITH THE EXCEPTION OF THE NORTHEAST CORNER THEREOF MARKED "A"), IN COOK COUNTY, ILLINOIS SAID SURVEY ATTACHED AS EXHIBIT TO CONDOMINIUM DECLARATION RECORDED AS DOCUMENT NUMBER 10860712.

PARCEL 2: THE RIGHT TO USE THE STORAGE SPACE NO. 104142 WEST LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO AFORESAID DECLARATION RECORDED AS DOCUMENT 10860712.

PIN: 25-18-200-051-1006

ADDRESS: 10414 S. Walden Parkway, Unit 2-W, Chicago, IL 60643

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

*SUBJECT TO: general real estate taxes not due and payable at the time of closing; covenants, conditions and restrictions of record; and, building lines and easements, if any; party wall rights and agreements, if any; and, limitations and conditions imposed by the Illinois Condominium Property Act and condominium declaration, if applicable.*

DATED this 28 day of December, 2018.

**USI**

\_\_\_\_\_  
BONITA R. WARD

THIS IS NOT HOMESTEAD PROPERTY AS TO AARON A. WARD

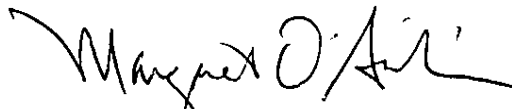
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State of Illinois )  
                          )  
County of Cook   )

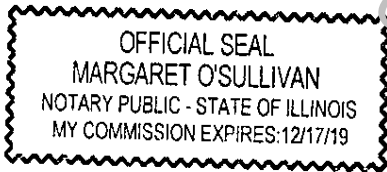
I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that BONITA R. WARD, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.



Given under my hand and official seal, this 28 day of December, 2018.

Commission expires




NOTARY PUBLIC



REAL ESTATE TRANSFER TAX		02-Jan-2019
	COUNTY:	42.50
	ILLINOIS:	85.00
	TOTAL:	127.50

25-18-200-051-1006 | 20181201663283 | 2-022-005-408

REAL ESTATE TRANSFER TAX		02-Jan-2019
	CHICAGO:	637.50
	CTA:	255.00
	TOTAL:	892.50 *

25-18-200-051-1006 | 20181201663283 | 1-485-134-496

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