

UNOFFICIAL COPY

WARRANTY DEED
Individual to Individual

Doc#. 1914157121 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 05/21/2019 01:05 PM Pg: 1 of 3

Dec ID 20190501672076
ST/CO Stamp 0-888-436-640 ST Tax \$275.00 CO Tax \$137.50
City Stamp 2-069-231-520 City Tax: \$2,887.50

THE GRANTORS,

DAVID M. GARCIA and
LESLIE H. GARCIA,
husband and wife
of the City of Chicago, State of
Illinois for and in consideration of
TEN DOLLARS (\$10.00) and
other good and valuable considerations
in hand paid

CONVEYS and WARRANTS to:

BROADMOOR, LLC,
A DELAWARE LIMITED
LIABILITY COMPANY,
4527 N. WOLCOTT AVE.
UNIT 1A & PS G5
CHICAGO, IL 60640

FIRST AMERICAN TITLE
FILE # 2969300
184

the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO.

Property Index Number (PIN): 14-18-214-030-1023 & 14-18-214-030-1033

Subject to: Covenants, conditions and restrictions of record; public and utility easements and general real estate taxes for 2018 and subsequent years not yet due and payable at the time of Closing.

hereby releasing and waiving all rights under the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises INDIVIDUALLY forever.

Address of Real Estate: 4527 N. Wolcott Ave., Unit 1A & PS G5, Chicago, IL 60640

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DATED this 10 day of May, 2019.



DAVID M. GARCIA



LESLIE H. GARCIA

State of Illinois)
) SS
County of Cook)

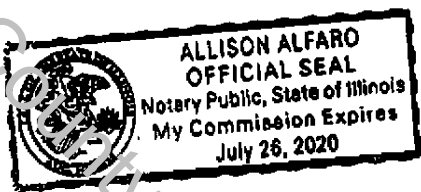
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **DAVID M. GARCIA and LESLIE H. GARCIA** is personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their 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 10 day of May, 2019.



NOTARY PUBLIC

Commission expires July 26, 2020



This instrument was prepared by:

Sherwood Law Group
218 N. Jefferson Street
Suite 401
Chicago, IL 60661

Mail to: Braun Rich P.C
4301 N. Damen
Chicgo. IL 60618

Send subsequent tax bills to:

RANY MGMT
1950 W. Montrose
Chicgo. IL 60613

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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: PARCEL 1:

UNIT 4527-1A AND GARAGE SPACE G-5 IN RAVENSWOOD COURT CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 16, 17 AND 18 IN BLOCK 13 IN RAVENSWOOD, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18, AND PART OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 93954234, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE NO S-11, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID, RECORDED AS DOCUMENT NO. 93954234.

Permanent Index #'s: 14-18-214-030-1023 (VOL. 480) and 14-18-214-030-1033 (Vol. 480)

Property Address: 4527 North Wolcott, Unit 1A, Garage Space G-5, Chicago, Illinois 60640

Property of Cook County Clerk's Office