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WARRANTY DEED ILLINOIS STATUTORY

Doc#: 1916933145 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 06/18/2019 11:12 AM Pg: 1 of 3

Dec ID 20190601699357
ST/CO Stamp 1-868-845-152 ST Tax \$217.50 CO Tax \$108.75
City Stamp 1-600-409-696 City Tax: \$2,283.75



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CU 10/2

THE GRANTOR, LUCAS AUGUSTYN, a single man, of the County of Cook, State of Illinois, for and in consideration of TEN (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS unto GRANTEES, ALBERTO RIVERA and NICOLE LARREA, Joint Tenants, not

Tenants in Common
(GRANTEE'S ADDRESS) of 4837 W. Roscoe Street, Unit 3S, Chicago, Illinois 60641, of the County of Cook, all interest in the following described Real Estate situated in the County of COOK, in the State of Illinois, to wit:

Legal Description attached hereto as Exhibit "A"

Permanent Index Number(s): 13-18-409-034-1028

Address of Real Estate: 6530 W. Irving Park Road, Unit 408, Chicago, Illinois 60634

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

SUBJECT TO: General real estate taxes not yet due and payable; covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the real estate; and the Declaration of Condominium Ownership, as amended from time to time.

UNOFFICIAL COPYDated this 14th day of June, 2019

Grantor:

Grantor:




LUCAS AUGUSTYN

STATE OF ILLINOIS)

) ss.

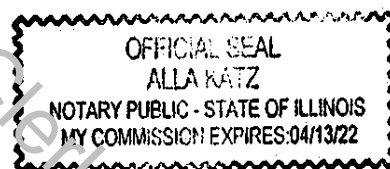
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **CERTIFY THAT LUCAS AUGUSTYN**, a single man, 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/she signed, sealed and delivered the said instrument as his/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 14th day of June, 2019.

 Notary Public

Prepared By: R. Anthony DeFrenza, Esq.
 DEFRENZA MOSCONI, PC
 707 Skokie Boulevard, Suite 410
 Northbrook, Illinois 60062

Mail To: Jason M. Chmielewski, Esq.
 LAW OFFICE OF JASON M. CHMIELEWSKI, P.C.
~~10 South LaSalle St., Suite 3500~~ 111 N. Washington St.
 Chicago, Illinois 60602 #1500



Taxpayer: Alberto Rivera and Nicole Larrea
 6530 W. Irving Park Road, Unit 408
 Chicago, Illinois 60634

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EXHIBIT 'A' Legal Description

Parcel 1:

Unit 408 in Merrimac Square Condominium Number 3 as delineated on a survey of the following described parcel of real estate; Lots 1 and 4 in Pontarelli Subdivision at Merrimac Square Planned Unit Development, being a Subdivision of part of the Fractional Southeast 1/4 of Section 18, Township 40 North, Range 13 East of the Third Principal Meridian, according to the Plat thereof recorded January 22, 1992 as document 92042350, which Survey is attached as Exhibit "B" to the Declaration of Condominium recorded May 5, 1993 as document 93337398, as amended from time to time, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Parcel 2:

Perpetual, non-exclusive easement for the benefit of Parcel 1 for Ingress and Egress over, along and upon the Land as set forth and delineated in Exhibit "A" of document number 92607113 for driveways, walkways, common parking and park areas as created by Declaration of Common Easements and Maintenance Agreement dated August 7, 1992 and recorded August 14, 1992 as document 92607113 by and among Parkway Bank and Trust Company, as Trustee Under Trust Agreement dated June 9, 1991 and known as Trust Number 10345, Parkway Bank and Trust Company, as Trustee under Trust Agreement dated November 5, 1991 and known as Trust Number 10176 and Parkway Bank and Trust Company, as Trustee under Trust Agreement dated June 1992 and known as Trust Number 10346.

Parcel 3:

The exclusive right to the use of parking space number P-32 and storage space number S-28, limited common elements as delineated on the survey attached to the Declaration aforesaid recorded as document 93337398, in Cook County, Illinois.