

UNOFFICIAL COPY



First American Title Insurance Company

Doc#. 1917946172 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 06/28/2019 11:50 AM Pg: 1 of 3

Dec ID 20190601611381
ST/CO Stamp 0-610-871-392 ST Tax \$242.00 CO Tax \$121.00
City Stamp 1-630-562-400 City Tax: \$2,541.00

**WARRANTY DEED
ILLINOIS STATUTORY
Individual**

FIRST AMERICAN TITLE
FILE # 2944578

THE GRANTORS William A. Hare and Mary F. Hare, a married couple, of the City of Homer Glen, County of Will, State of Illinois for and in consideration of ten dollars, and other good and valuable consideration in hand paid, CONVEY and WARRANT to Gerardo Tristan and Marie Tristan, as tenants by entirety of 2244 S. 50th Ave. Apt 2R, Cicero 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:

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO: Covenants, conditions and restrictions of record; Private, public and utility easements and roads and highways, if any; and General taxes for the year 2017 and subsequent years.

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

The Buyer agrees that the property will not be sold within 30 days of the closing and will not be sold within 31 to 90 days of the closing for a gross sales price greater than 120% of the gross sales price of this transaction.

Permanent Real Estate Index Number(s): 17-20-232-050-1132

Address(es) of Real Estate: 1525 S. Sangamon St., Unit 505P, Chicago, IL 60608

Dated this 17th day of June, 20 19



William A. Hare



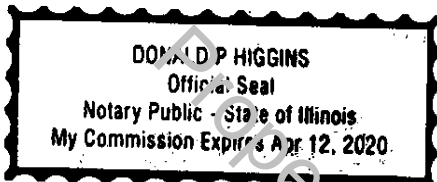
Mary F. Hare

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STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT William A. Hare and Mary F. Hare personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as 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 17th day of June, 20 19.



Donald P. Higgins (Notary Public)

Prepared by:

Wojcicki Law / The Legacy Alliance
1834 Walden Office Square, Suite 500
Schaumburg, IL 60173

Mail to:

Denise Martinez
4106 W. North Ave
Chicago IL 60639

Name and Address of Taxpayer:

Gerardo Tristan and Marie Tristan
1525 S. Sangamon St., Unit 505P
Chicago, IL 60608

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Exhibit "A" – Legal Description

PARCEL 1:

UNIT 505-P IN THE UNIVERSITY VILLAGE LOFTS CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOTS 1 AND 4 AND OUTLOTS A AND B AND PART OF OUTLOT C IN BLOCK 3 OF UNIVERSITY VILLAGE, BEING A SUBDIVISION IN THE NORTHEAST 1/4 SECTION 20, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 18, 2002 AS DOCUMENT 0021409249, IN COOK COUNTY, ILLINOIS, TOGETHER WITH ALL RIGHTS APPURTENANT TO THE FOREGOING PROPERTY PURSUANT TO THAT CERTAIN NON EXCLUSIVE AERIAL EASEMENT AGREEMENT DATED JUNE 26, 2001, AND RECORDED JUNE 28, 2001 AS DOCUMENT NUMBER 0010571142.

WHICH SURVEY IS ATTACHED AS EXHIBIT G TO THE AMENDED AND RESTATED DECLARATION OF CONDOMINIUM FOR THE UNIVERSITY VILLAGE LOFTS DATED MARCH 4, 2003 AND RECORDED MARCH 7, 2003 AS DOCUMENT NUMBER 0030322530, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE B5-P, AS DELINEATED AND DEFINED ON THE AFORESAID PLAT OF SURVEY ATTACHED TO THE AFORESAID DECLARATION RECORDED AS DOCUMENT NUMBER 0030322530, AS AMENDED FROM TIME TO TIME.

Note: For Informational purposes only, this land is known as:
1525 South Sangamon Street, 505
Chicago, IL 60608