

UNOFFICIAL COPY

WARRANTY DEED

Doc#: 1924249003 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 08/30/2019 08:49 AM Pg: 1 of 2

Dec ID 20190701636116
ST/CO Stamp 2-093-945-952 ST Tax \$420.00 CO Tax \$210.00
City Stamp 1-380-715-616 City Tax: \$4,410.00

Statutory (Illinois), Individual to Individual

The GRANTOR, **KAREN KOZIATEK**, a single person, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, to her in hand paid, CONVEYS and WARRANTS to **JOSE A. TRUJILLO** of 32W492 Army Trail Road, Wayne, Illinois 60184, the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

** a single man*

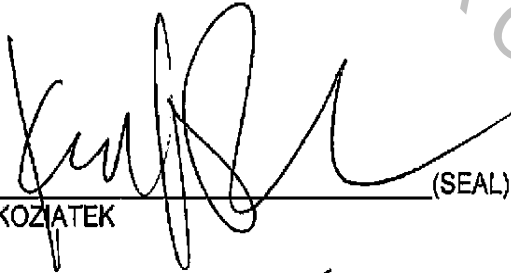
Legal Description set forth on Exhibit "A" attached hereto and by this reference incorporated herein.

For Recorder's Use Only

Subject only to the following, if any: covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through the Purchaser; condominium declaration and bylaws, if any; and general real estate taxes not yet due and payable at the time of Closing; hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. To have and to hold said premises forever.

Permanent Real Estate Index Number: 16-0141-1-039-1003

Address of Real Estate: 2440 West Cortez Street, Unit 3, Chicago, Illinois 60622



(SEAL)

KAREN KOZIATEK

ILLINOIS

COOK

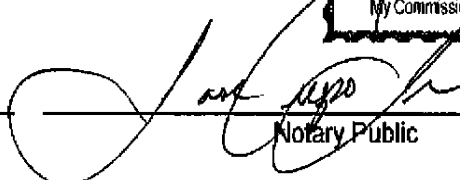
DATED as of this 22nd day of July, 2019

State of ~~MICHIGAN~~, County of ~~WAYNE~~, SS: I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that KAREN KOZIATEK, 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 18th day of July, 2019



Commission expires JANUARY 25, 2022



Notary Public

This instrument was prepared by Stephen E. Vargo, 77 West Washington, Suite 618, Chicago, IL 60602

MAIL TO: William L. Saranow
Saranow Law Group, LLC
55 West Wacker Drive
Suite 1400
Chicago, Illinois 60601

SEND SUBSEQUENT TAX BILLS TO:
JOSE A. TRUJILLO
2440 West Cortez Street
Unit 3
Chicago, Illinois 60622

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EXHIBIT A

Unit 3, in the 2440 West Cortez condominium as delineated on a survey of the following described real estate: lot 42 in block 1 in Charles Counselman's subdivision of the southeast 1/4 of the northeast 1/4 of the southeast 1/4 of section 1, township 39 north, range 13, east of the third principal meridian, which Survey is attached as Exhibit D to the Declaration of Condominium recorded October 29, 2003 as Document Number 0330218076, as amended from time to time, together with its undivided percentage interest in the common elements, in Cook County, Illinois; together with the exclusive right to the use and possession of parking space P-3, storage space S-2 and the roof, as limited common elements as defined in the Declaration of Condominium Ownership, and delineated on the Plat of Survey, attached to said Declaration as Exhibit D, recorded on October 29, 2003, as Document No. 0330218076