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First American Title Insurance Company

WARRANTY DEED
ILLINOIS STATUTORY
Estate to Individual

FIRST AMERICAN TITLE
FILE # 2979585



Doc# 1924610006 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 09/03/2019 09:34 AM PG: 1 OF 3

Nicole S. Patterson, as Independent Executor, of the Estate of Willard S. Berkson, Deceased, ("Executor"), as Grantor, and Maria C. Ortiz as Grantee(s):

WHEREAS, Willard S. Berkson, ("Decedent") resided in the City of Morton Grove, County of Cook, State of IL and died on May 6, 2019 and that thereafter proceedings were instituted in Cook County, Illinois, as Case No. 2019P003667 to probate the estate of said Decedent and on June 26, 2019, Grantor was duly appointed and qualified as the Independent Executor of said Estate, and letters issued out of said court to Grantor, and said letters are now in full force and effect, and

NOW THEREFORE, in consideration of the sum of \$157,500.00 in full purchase price, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Independent Executor of the said estate does hereby CONVEY(S) and WARRANT(S) to Maria C. Ortiz, a single female, of 7062 N. Wolcott Ave., #1, Chicago, IL. 60626 of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of IL, to wit:

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

SUBJECT TO: 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 general real estate taxes not 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.

Permanent Real Estate Index Number(s): 11-31-107-030-1019

Address(es) of Real Estate: 7048 N. Damen Ave., #2W, Chicago, IL. 60645

S Y
R 3
S 1
M Y
SC Y
E Y
INT Y

REAL ESTATE TRANSFER TAX		29-Aug-2019
	CHICAGO:	1,181.25
	CTA:	472.50
	TOTAL:	1,653.75 *

11-31-107-030-1019 | 20190701636905 | 1-881-231-968

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

REAL ESTATE TRANSFER TAX		29-Aug-2019
	COUNTY:	78.75
	ILLINOIS:	157.50
	TOTAL:	236.25

11-31-107-030-1019 | 20190701636905 | 1-804-124-768

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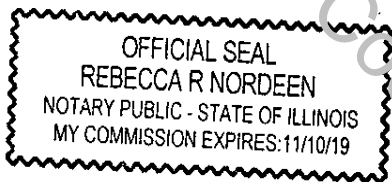
Dated this 5th day of August, 20 19.

(X) Nicole S. Patterson as Executor of the estate of Willard Berkson
Nicole S. Patterson, Independent Executor of the Estate of Willard S. Berkson

STATE OF ILLINOIS, COUNTY OF Lake ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Nicole S. Patterson, Independent Executor of the Estate of Willard S. Berkson, personally known to me to be the same person(s) whose name(s) are 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 5th day of August, 20 19.



Rebecca R. Nordeen
(Notary Public)

Prepared by:
Judy DeAngelis
Attorney at Law
767 Walton Lane
Grayslake, IL 60030

Mail to:
~~767 Walton Lane~~
~~Grayslake, IL 60030~~
~~7048 N. Damen #2W~~
~~Chicago, IL 60645~~

Name and Address of Taxpayer:
Maria C. Ortiz
7048 N. Damen #2W
Chicago, IL. 60645

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EXHIBIT A

PARCEL 1:

UNIT 7048-2 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE BLOND CONDOMINIUMS AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0702415159, AS AMENDED FROM TIME TO TIME, IN SECTIONS 30, 31 AND 32, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EXCLUSIVE USE FOR STORAGE PURPOSES IN AND TO STORAGE SPACE NO. S-1, A LIMITED COMMON ELEMENTS, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

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