

UNOFFICIAL COPY

Doc#: 1925355026 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 09/10/2019 09:19 AM Pg: 1 of 2

Dec ID 20190801671544
ST/CO Stamp 0-104-041-056 ST Tax \$295.00 CO Tax \$147.50
City Stamp 1-177-782-880 City Tax: \$3,097.50

WARRANTY DEED

THE GRANTOR, TABITHA VALDES of 1037 W DICKENS AVENUE, #1A, CHICAGO, IL 60614
for and in consideration of Ten and 00/100 (\$10.00) and other good and valuable consideration in hand paid,
CONVEYS and WARRANTS to

AMY TORANI, A SINGLE PERSON

of
the following described Real Estate situated in the County of COOK in the State of ILLINOIS to wit:

Parcel 1: Unit 1A in the 2058 Kenmore Condominiums as delineated on a survey of the following
described parcel of real estate:

The East 55.0 feet of Lot 1 in Block 4 in Morgan Subdivision of the East 1/2 of Block 10 in Sheffield's
Addition to Chicago in Section 32, 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
97608347, together with its undivided percentage interest in the common elements.

Parcel 2: Easements for use of underground water main, portions of the second and third floor balconies,
the walkway, the pathway and additional common facilities contained in Declaration of Easements
recorded August 19, 1997 as document 97608346 over the following described Land:

Lot 1 (except the East 55.0 feet thereof) in Block 4 in Morgan Subdivision of the East 1/2 of Block 10 in
Sheffield's Addition to Chicago in Section 32, Township 40 North, Range 14 East of the Third Principal
Meridian, in Cook County, Illinois.

PERMANENT INDEX NUMBER: 14-32-223-041-1001
PROPERTY ADDRESS: 1037 W DICKENS AVENUE, #1A, CHICAGO, IL 60614

SUBJECT ONLY TO THE FOLLOWING, IF ANY:

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.

Chicago Title 19GST069167LP 1 OF 2 ASV

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DATED THIS 05 DAY OF September, 2019

Tabitha Valdes

TABITHA VALDES

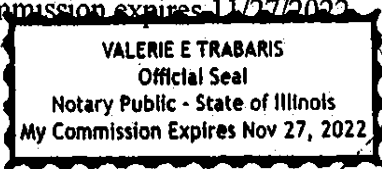
State of ILLINOIS, County of COOK, ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that

Tabitha Valdes

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 5 day of September, 2019

Commission expires 11/27/2022



By: Valerie E. Trabaris
NOTARY PUBLIC

Mail To:

Joseph P. McFadden
McFadden Law Group, PC
180 W. Washington Street
Suite 310
Chicago, IL 60602

Send Subsequent Tax Bills To:

This instrument was prepared by:
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