

# UNOFFICIAL COPY

Doc#: 1929749152 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 10/24/2019 12:05 PM Pg: 1 of 3

Dec ID 20191001619086  
ST/CO Stamp 1-497-570-912 ST Tax \$70.00 CO Tax \$35.00  
City Stamp 1-400-598-112 City Tax: \$735.00

## COVER SHEET

**Prepared and Attached by:**

**Lona Smith**

**First American Title**

**27775 Diehl Road**

**Warrenville, IL 60555**

**First American Title**

**File #2991453**

**DEED**

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## WARRANTY DEED

The Grantors, **Ilia Tchoudin and Nina Tchoudin**, husband and wife, of Bolingbrook, State of Illinois, for and in the consideration of Ten and No/100 (10.00) Dollars, and other good and valuable consideration, in hand paid, convey and warrant to: **Fortino Bautista and Irma Bautista**, husband and wife, residing at 4457 S. Albany Ave., Chicago, Illinois 60632, in **Joint Tenancy**, the following described real estate situated in the County of Cook, State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, subject to terms, provisions, covenants and conditions of the Declaration of Condominium and all amendments; public and utility easements including any easements established by or implied from the Declaration of Condominium or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act; installments due after the date of closing of general assessments established pursuant to the Declaration of Condominium; and the General Real Estate Taxes not yet due and payable.

Permanent Real Estate Index Number: 19-25-116-060-1003  
 Property Address: 7339 S. Kedzie Ave., Unit 7339-3, Chicago, Illinois 60629  
 Dated this 17 day of October, 2019.

**FIRST AMERICAN TITLE**  
**FILE # 2991453**

\_\_\_\_\_  
 Ilia Tchoudin 10/1 Nina Tchoudin

STATE OF ILLINOIS, COUNTY OF COOK: SS  
 The undersigned, a Notary Public in and for said County in the State aforesaid, do hereby certify that **Ilia Tchoudin and Nina Tchoudin**, personally known to me to be the same person 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.  
 Given under my hand and official seal this 17 day of October, 2019.



\_\_\_\_\_  
 Notary public

Send Recorded Document To:  
 \_\_\_\_\_  
 P.O. Box 1208  
 Franklin Park, IL 60131

Send Tax Bills To:  
 \_\_\_\_\_  
 Fortino Bautista  
 Irma Bautista  
 4611 S Archer Av  
 Chicago, IL 60632

EXHIBIT A  
**UNOFFICIAL COPY**

**LEGAL DESCRIPTION****Legal Description: PARCEL 1:**

UNIT 7339-3 IN THE 7339-41 S. KEDZIE CONDOMINIUM AS DEPICTED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: THE NORTH 16 FEET OF LOT 24 AND ALL OF LOTS 25 AND 26 IN BLOCK 12 IN THE FIRST ADDITION TO HINKAMP AND COMPANY'S COLUMBUS AVENUE SUBDIVISION OF PART OF THE SOUTH 1/2 OF THE NORTH 1/2 OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT FROM SAID LOTS THAT PART TAKEN FOR THE WIDENING OF KEDZIE AVENUE) IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP, RECORDED 8/27/2007, IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 0723903093, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-4, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AS AFORESAID, RECORDED AS DOCUMENT NUMBER 0723903093.

Permanent Index #'s: 19-25-116-060-1003 (VOL. 403)

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