

10f2

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741245

WARRANTY DEED ILLINOIS STATUTORY



Doc# 1931617149 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 11/12/2019 11:39 AM PG: 1 OF 5

Citywide Title Corporation
850 W. Jackson Blvd., Ste. 320
Chicago, IL 60607

THE GRANTOR(S)

BONITA PROPERTIES, LLC

of the City of Chicago, County of Cook, State of IL for and in consideration of \$10.00 (Ten and 00/100) dollar(s), and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to

Contreras
YESENIA BRISENO ^{BPE} a single woman _{BPE}

of 5249 S. Kolin Ave., Unit 3, Chicago, IL 60632, 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 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): 19-10-405-059-1003

Address(es) of Real Estate: 5249 S Kolin Ave #3, Chicago, IL 60632

Dated this 21st day of October, 2019.

Maria C. Ortega
BONITA PROPERTIES, LLC by, Maria C. Ortega

Benjamin Ortega
BONITA PROPERTIES, LLC by, Benjamin Ortega

S Y
P 5
S _____
M X
SC _____
E X
INT AB

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STATE OF Illinois

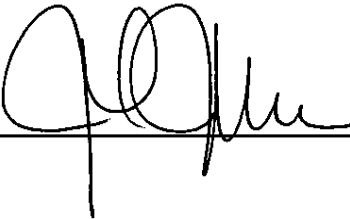
COUNTY OF Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT

Benjamin Ortega and Maria C. Ortega for Bonita Properties, LLC

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 they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposwes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 5th day of November, 2019.



(Notary Public)

Prepared by:

Law Office of Judith L. Johnson
5796 Archer Avenue
Chicago, IL 60638



Mail to:

Yesenia Briseno ~~C/O James Gallagher~~
~~3952 West 63rd Street~~ 5249 S. KOLIN AVE, UNIT 3
Chicago, IL 60632

Name and Address of Taxpayer:

Yesenia Briseno
5249 S. Kolin Ave., Unit 3
Chicago, IL 60632

Property of Cook County Clerk's Office

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EXHIBIT A

PARCEL 1:

UNIT 3 IN THE 5249 SOUTH KOLIN CONDOMINIUMS, AS DEPICTED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 17 IN PAIGE & PIERCE'S SUBDIVISION IN THE WEST 1/2 OF THE SOUTHEAST 1/4 IN THE EAST 1/2 OF THE SOUTHWEST 1/4 ALL IN SECTION 10, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP, RECORDED MARCH 21, 2006, IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 0608010012 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 PARKING SPACE NUMBER PS-2, A LIMITED COMMON ELEMENT ("LCE"), AS DELINEATED ON THE PLAT OF SURVEY AND THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF UNIT NUMBER 2 AS ARE SET FORTH IN THE DECLARATION; THE GRANTOR RESERVES TO ITS, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS AS SET FORTH IN SAID DECLARATION FOR THE REMAINING LAND DESCRIBED THEREIN.

PIN: 19-10-405-059-1003

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Property 741245-J

REAL ESTATE TRANSFER TAX

08-Nov-2019



CHICAGO: 937.50

CTA: 375.00

TOTAL: 1,312.50 *

19-10-405-059-1003 | 20191101639779 | 1-227-084-128

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

COOK COUNTY CLERK'S Office

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Property of Cook County Clerk's Office

741245-3

REAL ESTATE TRANSFER TAX

08-Nov-2019



COUNTY:	62.50
ILLINOIS:	125.00
TOTAL:	187.50

19-10-405-059-1003

| 20191101639779 |

0-297-804-128