

UNOFFICIAL COPY

Doc#: 2010807078 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 04/17/2020 09:39 AM Pg: 1 of 3

Dec ID 20200401652005
ST/CO Stamp 1-475-490-016 ST Tax \$520.00 CO Tax \$260.00
City Stamp 1-008-980-192 City Tax: \$5,460.00

PT20-57635-16f2

WARRANTY DEED ILLINOIS

THE GRANTORS:

Timothy Craig Wirt II and
Carolina Pinto Pereira Barbosa,
husband and wife,
1111 South State Street,
Unit A702

of the City of Chicago, County of Cook, State of Illinois, for and in consideration of ten dollars (\$10.00) and any other good and valuable consideration, in hand pay, CONVEY and WARRANT to:

Edgardo Prats-Reyes and Amanda Suzanne Prats
Husband and Wife
701 S. Carpenter Street, Unit B
Chicago, IL 60605

not as Tenants in Common nor as Joint Tenants, but as Tenants by the Entirety, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

Legal Description Attached

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

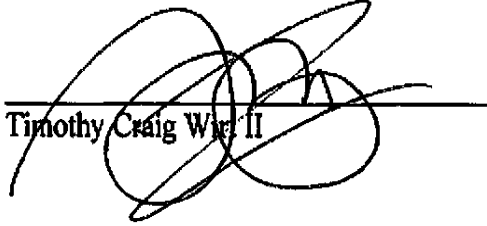
SUBJECT TO: The following, if any: general real estate taxes not due and payable at the time of closing; covenants, conditions, and restrictions of record; building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.

Permanent Index Number: 17-15-308-039-1230 and 17-15-308-039-1311

Address of Real Estate: 1111 S. State Street, Unit A702, Parking P-63, Chicago, IL 60605

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Dated this 20 day of March, 2020



Timothy Craig Wirt II




Carolina Pinto Pereira Barbosa

STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

I, the undersigned a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Timothy Craig Wirt II and Carolina Pinto Pereira Barbosa, husband and wife, 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.

GIVEN under my hand and official seal this 26th day of March, 2020.



Notary Public

6/23/22
Commission Expires

This instrument was prepared by: Ami J. Oseid.
 Attorney at Law
 3653 W Irving Park Road
 Chicago, IL 60618

OFFICIAL SEAL
ELIZABETH E. ROMAN
NOTARY PUBLIC, STATE OF ILLINOIS
Commission Expires 6/23/22

MAIL TO:

Andrew J. Pearson
Attorney at Law
411 E Business Center Drive, Suite 108
Mount Prospect, IL 60056

MAIL SUBSEQUENT TAX BILLS TO:

Edgardo Prats-Reyess
1111 S. State Street, Unit A702
Chicago, IL 60605

Proprietary of Cook County Clerk's Office

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Property address: 1111 S. State Street, Unit A702,
Parking P-63, Chicago, IL 60605

Property index number: 17-15-308-039-1230 - Unit
17-15-308-039-1311 - Parking

Legal description:

Parcel A:

Unit A-702 and P-63 in the State Place Condominium, as delineated on a survey of part of the following described real estate:

Parcel 1:

Sublots 1 and 2 of Lot 2, Sublots 1 and 2 of Lot 3, Sublots 1 and 2 of Lot 6, Sublots 1 and 2 of Lot 7 and sublots 1 and 2 of Lot 10, all in Block 22 in Canal Trustees' Subdivision of Fractional Section 15 Addition to Chicago, according to the Plat thereof filed September 1, 1848 as document number 20751 and re-recorded September 24, 1877 as document number 151610 (except the West 27 feet of said sublots taken for Widening State Street); and also, Lots 1, 2, 3, 4, 5, 6, 7, and 8 in Jackson's Subdivision of Lots 1 and 14 in Block 22, in fractional Section 15 addition to Chicago, according to the Plat thereof filed for record May 5, 1877 as document number 133390 (except the West 27 feet of Said Lots 1 through 7 taken for widening State Street), all in Section 15, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2:

That part of vacated South State Street lying West of the East Line of the West 27.00 feet of Lots 2, 3, 6, 7 and 10 in Block 22 in Canal Trustee's Subdivision, aforesaid, and lying West of Lots 1 through 7 both inclusive, in Jackson's Subdivision, aforesaid and lying East of a line 1.50 feet West of and parallel with the East Line of the West 27.0 feet of Lots 2, 3, 6, 7 and 10 in Canal Trustee's Subdivision, aforesaid, as extended Southerly to the North Line of E. Roosevelt road, lying Southerly of the South Line of E. 11TH street, and North of the North Line of E. Roosevelt Road, pursuant to that certain vacation ordinance recorded August 29, 2003 as document number 0324119133; which survey is attached as exhibit B to the Declaration of Condominium recorded December 9, 2004 as document number 0434410057, as amended from time to time, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Parcel B:

Easements for the benefit of parcel a as created by declaration of covenants, conditions, restrictions and easements recorded December 9, 2004 as document number 0434410056 made by State Street Associates, LLC, an Illinois Limited Liability Company, as declarant, for Ingress and egress, structural support, maintenance, encroachments and use of common walls, ceilings and floors over and across the retail property more fully described therein and according to the terms set forth therein.