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Doc#: 2013521085 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 05/14/2020 10:55 AM Pg: 1 of 2

WARRANTY DEED
Statutory (ILLINOIS) (General)

Mail To: David Delgado, 1430 N. Western Ave,
Chicago, IL, 60622

Dec ID 20200401667386
ST/CO Stamp 1-766-040-800 ST Tax \$177.00 CO Tax \$88.50
City Stamp 0-771-187-936 City Tax: \$1,858.50

Tax Bills To: Freddy Romero, 6530 W. Irving Park Rd, #306
Chicago, IL, 60634
↑ grantee address

SPACE ABOVE FOR RECORDING ONLY

THE GRANTOR(S),

RICHARD COLON INDIVIDUALLY BUT MARRIED TO ZAHAMARA LISETE COLON, AND DRAGICA COLON, AN UNMARRIED WOMEN, AS JOINT TENANTS,

for and in consideration of Ten (\$10,000) DOLLARS, AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, CONVEYS and WARRANTS to

FREDDY ROMERO AND YERMEN ROMERO, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY,

The following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

STEWART TITLE
700 E. Ditch Road, Suite 160
Naperville, IL 60563

PERMANENT INDEX NUMBER(PIN): 13-18-409-054-1016

ADDRESS(ES) OF REAL ESTATE: 6530 W. IRVING PARK RD, UNIT 306, CHICAGO, IL 60634

SUBJECT TO: Covenants, conditions, and restrictions of record; public and utility easements; zoning laws and ordinances; and general real estate taxes not due and payable. Grantor(s) hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois

Dated this 22nd day of April, 2020.
R. Colon Dragica Colon Zahamara Lisete Colon
RICHARD COLON DRAGICA COLON ZAHAMARA LISETE COLON

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 RICHARD COLON, DRAGICA COLON & ZAHAMARA LISETE COLON is/are personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the paid instrument as a free and voluntary act, for the uses and purposes herein set forth, including release and waiver of the right of homestead.

Given under my hand and official seal, this 22nd day of April, 2020.
Mercedes D. Alvarado
NOTARY PUBLIC



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EXHIBIT "A" - LEGAL DESCRIPTION

Parcel 1:

Unit 306 together with its undivided percentage interest in the common elements in Merrimac Square Condominium III as delineated and Defined in the Declaration recorded as Document Number 93337398, As Amended, in the Southeast 1/4 of Section 18, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2:



Easements appurtenant to and for the benefit of Parcel 1 as set forth and defined in the Declaration of Easements recorded as Document Number 92607113 for Ingress and Egress, All in Cook County, Illinois.

Permanent Index Number: 13-18-409-034-1016

REAL ESTATE TRANSFER TAX		28-Apr-2020
	CHICAGO:	1,327.50
	ATA:	531.00
	TOTAL:	1,858.50 *

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

REAL ESTATE TRANSFER TAX		28-Apr-2020
	COUNTY:	6.50
	ILLINOIS:	177.00
	TOTAL:	285.50

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