

WARRANTY DEED **UNOFFICIAL COPY**

The Grantor, ALEX BRAZELL MUNOZ, A SINGLE MAN, for the consideration of TEN and 00/100 Dollars (\$10.00), and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, CONVEYS and WARRANTS to;

Doc#. 2013903022 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 05/18/2020 09:23 AM Pg: 1 of 2

Dec ID 20200401670298  
ST/CO Stamp 1-764-451-552 ST Tax \$250.00 CO Tax \$125.00  
City Stamp 0-919-770-336 City Tax: \$2,625.00

Property of Cook County Clerk's Office

M. JOSHUA DEERY, UNMARRIED MAN, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

UNIT 307 AND PARKING UNIT P-6 IN WHEELWORKS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

PART OF COUNTY CLERK'S DIVISION OF BLOCK 43, LYING WEST OF THE EAST LINE OF WARD STREET EXTENDED AND EAST OF THE WEST 124.0425 FEET OF SAID LOT 13 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 29, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN;

AND AS MORE FULLY DESCRIBED IN THE AFORESAID SURVEY WHICH IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED SEPTEMBER 4, 1985 AS DOCUMENT 85175306, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

Property Address: 2510 N WAYNE AVE UNIT 307 & P-6 CHICAGO, IL 60614  
Parcel ID Number: 14-29-314-048-1036 & 1047

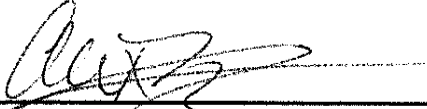
SUBJECT TO: General real estate taxes not due and payable at the time of Closing, covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.

And the said Grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes providing for the exemption of homesteads from sale on execution or otherwise.

File nr: AT200290 1/2  
**After recording mail to:**  
Altima Title, LLC.  
6444 N. Milwaukee Ave.  
Chicago, IL 60631  
Ph. 312-651-6070

# UNOFFICIAL COPY

DATED this 22 day of April, 2020



**ALEX BRAZELL MUNOZ**

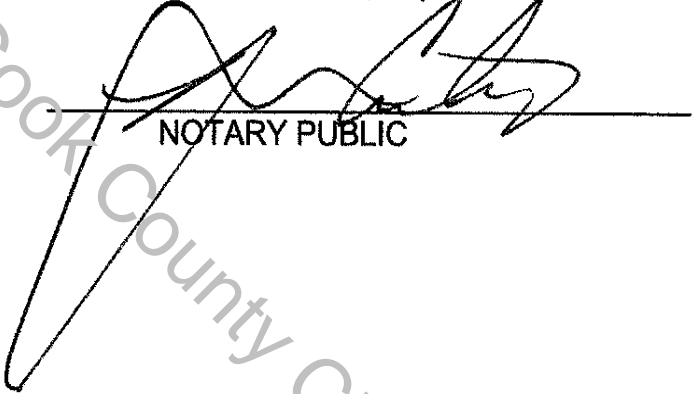
State of PA

County of Philadelphia

The undersigned, a notary public in and for the above county and state, certifies that ALEX BRAZELL MUNOZ, known to me to be the same person whose name is subscribed as Grantor to the foregoing instrument, appeared before me in person and acknowledged signing and delivering the instrument as the free and voluntary act of the Grantor, for the uses and purposes set forth therein.

Given under my hand and official seal, this 22<sup>nd</sup> day of April, 2020

COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
Davida Carter, Notary Public  
City of Philadelphia, Philadelphia County  
My Commission Expires July 21, 2021  
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

  
NOTARY PUBLIC

CLERK OF COOK COUNTY Clerk's Office

**DEED PREPARED BY:**  
Alfred S. Dynia  
710 W. Higgins Rd., Suite 103  
Park Ridge, IL 60068

**MAIL DEED TO:**  
Joshua M. Deery  
2510 N. WAYNE AVE.  
#307, Chicago, IL 60614

**SEND TAX BILL TO:**  
Joshua M. Deery  
2510 N. WAYNE AVE  
#307, Chicago, IL 60614