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PT20-58048

WARRANTY DEED ILLINOIS

Doc#: 2015007197 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 05/29/2020 12:20 PM Pg: 1 of 3

Dec ID 20200401670929
ST/CO Stamp 0-373-335-264 ST Tax \$400.00 CO Tax \$200.00
City Stamp 1-769-682-144 City Tax: \$4,200.00

This instrument was prepared by:
Mark J. Grotto, Esq.
Grotto Law Offices, LLC
635 W Irving Park Rd #811
Chicago, Illinois 60613

THE GRANTOR DAWN SUAREZ, a single person and not a party to a civil union, of 3812 Park Blvd, San Diego, CA, for and in consideration of TEN and 00/100 DOLLARS (\$10.00), and other good and valuable consideration, in hand paid, CONVEYS and WARRANTS unto THE GRANTEEES JOHN CREES and ANGELA CREES, husband and wife, of 2714 N Francisco Ave Apt 2, Chicago, IL, not as Joint Tenants with Rights of Survivorship nor as Tenants in Common, but as TENANTS BY THE ENTIRETY, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois to wit:

See Legal Description attached as Exhibit A, which Exhibit is hereby incorporated herein by reference as though fully set forth herein.

Permanent Real Estate Index Number(s): 14-18-422-033-1003
Address of Real Estate: 1633 W Belle Plaine Ave, Chicago, IL 60613

SUBJECT TO the following, if any: terms and provisions of the Declaration of Condominium/Covenants, Conditions and Restrictions ("Declaration/CCRs") and all amendments; public and utility easements including any easements established by or implied from the Declaration/CCRs or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Governing Law; installments due after the date of Closing of general assessments established pursuant to the Declaration/CCRs; 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 waiving and releasing any and all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises as husband and wife, not as joint tenants with rights of survivorship nor as tenants in common, but as tenants by the entirety forever.

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The date of this deed of conveyance is Dated this 24th day of April, 2020.

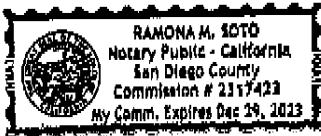
Dawn Suarez
Dawn Suarez

State of California)
County of San Diego) SS.

The undersigned, a notary public in and for the above county and state, DOES HEREBY CERTIFY that Dawn Suarez, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed, and delivered said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Subscribed and sworn to before me

this 24 day of April, 2020.



Ramona M. Soto
Notary Public

Send subsequent tax bills to:
John and Angela Creech
1633 W Belle Plaine Ave
Chicago, IL 60613

Mail recorded document to:
John and Angela Creech
1633 W Belle Plaine Ave
Chicago, IL 60613

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EXHIBIT A

Legal Description:

Unit Number 3, as delineated on survey of the following described parcel of real estate (hereinafter referred to as "PCL"):

Lots 18 and 19 in the Subdivision of Lots 11 and 12 in Belle Plaine, said Belle plaine being a Subdivision by the Superior Court of the Southeast 1/4 of Section 18, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois;

Which survey is attached as exhibit "A" to declaration of condominium recorded as document 22232632 together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Property of Cook County Clerk's Office