

WARRANTY DEED

UNOFFICIAL COPY

THE GRANTOR, DENNIS MAK, as Trustee of the Dennis Mak Revocable Family Trust dated January 9, 2018, for and in consideration of \$10.00 and other good and valuable consideration, receipt whereof is hereby acknowledged, does CONVEY and WARRANT to NUBE CRISTINA CABRERA AVILEZ, single, residing at 2201 W. Rosemont St., Chicago, IL 60639, the following described Real Estate, situated in the County of Cook, in the State of Illinois, to wit:

Doc#: 2020662052 Fee: \$98.00 Edward M. Moody Cook County Recorder of Deeds Date: 07/24/2020 10:19 AM Pg: 1 of 1

Dec ID 20200601697404 ST/CO Stamp 1-201-267-424 ST Tax \$124.00 CO Tax \$62.00 City Stamp 0-717-968-096 City Tax: \$1,302.00

UNIT NO. 2025-2, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN ARTHUR PARK CONDOMINIUMS, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0010427963, AS AMENDED FROM TIME TO TIME, IN THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: Unit C-2, 2025 W. Arthur St., Chicago, IL 60645 PIN: 11-31-319-040-1009

FIRST AMERICAN TITLE FILE # 3007335 1082

To have and to hold in fee simple absolute. THIS IS NOT HOMESTEAD PROPERTY

Subject to: General real estate taxes not due and payable on the date of this deed; covenants, conditions and restrictions of record; zoning ordinances, roads & highways, if any; building lines and easements which do not interfere with the current use and enjoyment of the property; Declaration of the Arthur Park Condominium Association and the Illinois Condominium Act.

[Signature] (SEAL) DENNIS MAK, as Trustee aforesaid

Date signed: 6-17-2020

COUNTY OF COOK, STATE OF ILLINOIS ss; I, Claudia Petropoulos, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that DENNIS MAK, Trustee of the Dennis Mak Revocable Family Trust dated 1-9-18, 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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal on 6/17/2020 [Signature] (SEAL) Notary Public

This instrument prepared by WAYNE PETERS, 1204 West Chase, Ste. 1N, Chicago, IL 60626

Mail to: Kashyap Trividi, Esq. Trividi and Khan 300 N. Martingale Rd. Schaumburg, IL 60173



Send subsequent tax bills to: NUBE CRISTINA CABRERA AVILEZ Unit 2025-2 2025 W. Arthur Chicago, IL 60645