

Doc# 2021239289 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 07/30/2020 03:44 PM Pg: 1 of 3

Dec ID 20200601607692
ST/CO Stamp 0-959-482-592 ST Tax \$400.00 CO Tax \$200.00
City Stamp 1-408-103-136 City Tax: \$4,200.00

**WARRANTY DEED
ILLINOIS STATUTORY**

THE GRANTORS (NAME AND ADDRESS)

Marcos Esparza and Kelly Esparza
3234 N. California Ave.
Unit 3N
Chicago, IL 60618

(The Above Space for Recorder's Use Only)

THE GRANTORS Marcos Esparza and Kelly Esparza, husband and wife, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to Scott J. Rosengarden and Michelle C. Rosengarden, husband and wife * of 3235 N. Lincoln Ave., Unit 203, Chicago, IL 60657, 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 ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 13-24-316-035-1005

Property Address: 3234 N. California Ave., Unit 3N, Chicago, IL 60618

SUBJECT TO: Covenants, conditions and restrictions of record, private and utility easements and roads and highways, general taxes for the year 2019 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

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

(SIGNATURE PAGE FOLLOWS)

UNOFFICIAL COPY

Dated this 11th day of June, 2020.

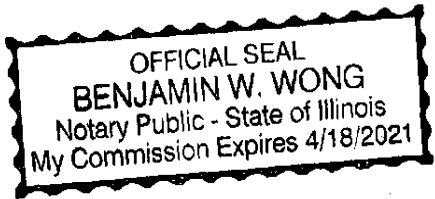
Marcos Esparza (Seal)
Marcos Esparza

Kelly Esparza (Seal)
Kelly Esparza

STATE OF ILLINOIS)
) SS,
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Marcos Esparza and Kelly Esparza 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 in the 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.

Given under my hand and notarial seal, this 11th day of June, 2020.



Benjamin W. Wong
Notary Public

THIS INSTRUMENT PREPARED BY
Benjamin W. Wong & Associates
2615 N. Sheffield Ave.
Chicago, IL 60614

MAIL TO:

Alena Jotkus
222 S. Riverside Plaza
Suite 2100
Chicago, IL 60606

SEND SUBSEQUENT TAX BILLS TO:

Scott James Rosengarden
3234 N. California Ave.
Unit 3N
Chicago, IL 60618

UNOFFICIAL COPY

EXHIBIT A LEGAL DESCRIPTION

PARCEL 1: UNIT NO. 3N IN THE 3234 NORTH CALIFORNIA CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOTS 30 AND 29 (EXCEPT THE NORTH 3 FEET THEREOF) IN BELMONT AND ELSTON AVENUE ADDITION TO CHICAGO, A SUBDIVISION IN THE SOUTH 1/2 OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 7, 2006 AS DOCUMENT NUMBER 0634109044, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE PARKING SPACE NUMBERS P-3N A LIMITED COMMON ELEMENTS AS DELINEATED ON THE PLAT OF SURVEY AND THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS ARE SET FORTH IN THE DECLARATION.

PARCEL 3: THE EXCLUSIVE RIGHT TO THE STORAGE UNIT NUMBER S-3N A LIMITED COMMON ELEMENT "(LCE)", AS DELINEATED ON THE PLAT OF SURVEY AND THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS ARE SET FORTH IN THE DECLARATION.

PARCEL 4: THE EXCLUSIVE RIGHT TO USE OF THE BALCONY, A LIMITED COMMON ELEMENT "(LCE)" FOR UNIT 3N AS DELINEATED ON THE PLAT OF SURVEY AND THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS ARE SET FORTH IN THE DECLARATION.

PARCEL 5: THE EXCLUSIVE RIGHT TO THE USE OF THE ROOF, A LIMITED COMMON ELEMENT FOR UNIT 3N, AS DELINEATED ON THE PLAT OF SURVEY AND THE RIGHTS AS SET FORTH IN THE DECLARATION FOR THE REMAINING LAND DESCRIBED THEREIN.