

# UNOFFICIAL COPY

Doc#: 2022057000 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 08/07/2020 08:47 AM Pg: 1 of 3

**THIS DOCUMENT WAS PREPARED BY:**

Howard A. Balikov, Ltd.  
400 Central Avenue, Suite 310  
Northfield, Illinois 60093

20488302179 St

**UPON RECORDING RETURN TO:**

Daniel Spence  
1238 W. Fletcher St Unit J  
Chgo Il 60657

Dec ID 20200601697923  
ST/CO Stamp 1-249-004-256 ST Tax \$499.00 CO Tax \$249.50  
City Stamp 1-409-829-600 City Tax: \$5,239.50

**SEND TAX BILLS TO:**

Daniel Spence  
1238 W. Fletcher St Unit J  
Chgo Il 60657

The above space for recorders use only

## WARRANTY DEED

THIS WARRANTY DEED is made this 11 day of June, 2020 by **BENJAMIN MORALES** and **PATRICIA MORALES**, husband and wife of Park Ridge Illinois ("Grantor") in favor of **Daniel Spence**, an unmarried man, of 3133 N. Lakewood Avenue, Unit 3A, Chicago, Illinois 60657 ("Grantee").

### WITNESSETH:

That Grantor, for and in consideration of the sum of \$10.00 and other good and valuable considerations, the receipt and legal sufficiency of which hereby are acknowledged, does hereby **CONVEY AND WARRANT** unto Grantee, the following described real estate ("Real Estate") situated in Cook County, Illinois:

See Exhibit "A" attached hereto and incorporated herein by reference for the description of the Real Estate conveyed herein.

TOGETHER with all the tenements and appurtenances thereto.

Permanent Real Estate Index Number: 14-29-103-026-1010

Addresses of Real Estate:

1238 W. Fletcher Street, Unit J  
Chicago, Illinois 60657

TO HAVE AND TO HOLD the same unto Grantee forever, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

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This conveyance is made subject to those matters described on Exhibit "A" attached hereto.

IN WITNESS WHEREOF, Grantor has executed this deed the day and year first above-written.

  
**BENJAMIN MORALES**

  
**PATRICIA MORALES**

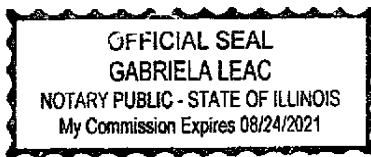
STATE OF ILLINOIS        }  
  } SS.  
COUNTY OF COOK        }

I, GABRIELA LEAC a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that BENJAMIN MORALES and PATRICIA MORALES, 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 the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 17<sup>th</sup> day of JUNE, 2020.

  
\_\_\_\_\_  
Notary Public

My Commission Expires: 08/24/2021



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## EXHIBIT "A"

### LEGAL DESCRIPTION

UNIT NUMBER 1238-J IN THE CONDOMINIUM TOWNHOUSE OF SWEETERVILLE NORTH, AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOTS 324 TO 332, BOTH INCLUSIVE, IN JOHN P. ALTGELD'S SUBDIVISION OF BLOCKS 1, 2, 3, 4 AND 7 AND THE NORTH 1/2 OF LOT 6 IN THE SUBDIVISION OF THAT PART LYING NORTHEASTERLY OF THE CENTER LINE OF LINCOLN AVENUE OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED JANUARY 10, 1989 AS DOCUMENT NUMBER 89012655 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS

SUBJECT TO: 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; general real estate taxes not due and payable at the time of closing; Declaration of Condominium and By-Laws; provisions of the Condominium Property Act of Illinois; installments due after the date of closing of assessments established pursuant to the Declaration of Condominium; the mortgage or trust deed of Grantees; and acts done or suffered by or through Grantees.

P.I.N.: 14-29-103-026-1010

Commonly known as: Unit J  
1238 W. Fletcher Street  
Chicago, Illinois 60657