

UNOFFICIAL COPY

Warranty Deed

Doc#: 2022757038 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 08/14/2020 11:02 AM Pg: 1 of 3

ILLINOIS

Dec ID 20200701621789
ST/CO Stamp 1-477-946-080 ST Tax \$410.00 CO Tax \$205.00
City Stamp 1-344-514-784 City Tax: \$4,305.00

Above Space for Recorder's Use Only

THE GRANTOR(S) Ansy Dupiton, married to Rozilyn Bryant Dupiton, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(s) and WARRANT(s) to (Name and Address of Grantee-s) Gilberto Garcia and Katherine Garbacz,
as joint tenants the following described Real Estate situated in the County of Cook in the State of Illinois to wit: (See page 2 for legal description attached here to and made part hereof .), hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. *This is homestead property as to Rozilyn Bryant Dupiton.

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; and general real estate taxes not due and payable at the time of Closing.

Permanent Real Estate Index Number(s): 17-04-113-100-1069
Address(es) of Real Estate: 714 W. Evergreen Ave, #A, Chicago, IL 60610

The date of this deed of conveyance is Dated this 1st day of July, 2020.

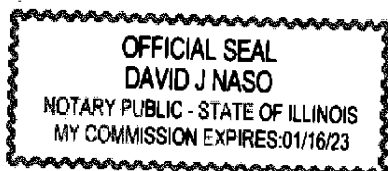
Ansy Dupiton
Ansy Dupiton

Rozilyn Bryant Dupiton
Rozilyn Bryant Dupiton

State of Illinois
County of Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Ansy Dupiton and Rozilyn Bryant Dupiton, personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her(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 official seal Dated this 1st day of July, 2020.



David J Naso
Notary Public

20216972-IL 1 of 2

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LEGAL DESCRIPTION

For the premises commonly known as: 714 W. Evergreen Ave, #A, Chicago, IL 60610

Legal Description:

SEE ATTACHED

Property of Cook County Clerk's Office

| | | |
|---|---|--|
| <p>This instrument was prepared by: Lynette McKenzie Lynette J. McKenzie, LTD 5 Old Frankfort Way Frankfort, IL 60423</p> | <p>Send subsequent tax bills to: <i>(Gilberto Garcia & Katherine Garza)</i> <i>714W Evergreen Ave #A</i> <i>Chicago, IL 60610</i></p> | <p>Recorder-mail recorded document to:</p> |
|---|---|--|

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File No : 20716922-IL

EXHIBIT A

The land is situated in the County of Cook, State of Illinois, as follows:

UNIT 714-A IN NORTH TOWN VILLAGE CONDOMINIUM, AS DELINEATED ON A SURVEY OF A PORTION OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOTS 2, 4 THROUGH 25, 27 THROUGH 30, AND 33 THROUGH 38 IN NORTH TOWN VILLAGE, BEING A SUBDIVISION OF PART OF VARIOUS LOTS, BLOCKS, STREETS AND ALLEYS IN BUTTERFIELD'S ADDITION TO CHICAGO IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 'C' TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR NORTH TOWN VILLAGE CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0010906035, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS

Commonly Known As: 714 W. Evergreen Ave, #A, Chicago, IL 60610

Parcel Identification Number: 17-04-113-100-1069

ATA NATIONAL TITLE GROUP, LLC
16335 S. Harlem Avenue, Ste. 100
Tinley Park, IL 60477
Ph:(708) 429-0678 Fax:(708) 429-0829