

# UNOFFICIAL COPY

## WARRANTY DEED Illinois Statutory

Doc#: 2028521013 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 10/13/2020 07:25 AM Pg: 1 of 2

Dec ID 20200801669204  
ST/CO Stamp 1-724-854-752 ST Tax \$155.00 CO Tax \$77.50  
City Stamp 1-748-398-560 City Tax: \$1,627.50

LN20022314 1012

Property of Cook County Clerk's Office

THE GRANTOR(S) Stephanie Sideman, a Single woman, of 421 S. Kenilworth #1N Oak Park, IL 60302, for and in consideration of ten dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Marcos Hernandez, a SINGLE man of Chicago, IL, all interest in the following described Real Estate situated in the County of Cook in the State of IL, to wit:

UNIT NUMBER 2436-3B IN LINDEN GROVE III CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE.

LOT 6 IN GREENHOFF'S RESUBDIVISION OF BERWYN-WESTERN SUBDIVISION, A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25435740 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.


SUBJECT TO: Covenants, conditions and restrictions of record; Building lines and easements; General real estate taxes for the year 2020 and subsequent years.

This Property is not homestead property as to Grantor.

Permanent Real Estate Index Number(s): 13-12-234-009-1019  
Address(es) of Real Estate: 2436 West Farragut Avenue, Unit 3B, Chicago, IL 60625

LANDTRUST NATIONAL TITLE # LN20022314

Landtrust National Title  
120 S. LaSalle St.  
Suite 1700  
Chicago, IL 60603

REAL ESTATE TRANSFER TAX		25-Aug-2020
	CHICAGO:	1,162.50
	CTA:	465.00
	TOTAL:	1,627.50 *

13-12-234-009-1019 | 20200801669204 | 1-748-398-560  
\* Total does not include any applicable penalty or interest due.

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Dated this 4<sup>th</sup> day of Aug, 2020

By Stephanie Sideman  
Stephanie Sideman

STATE of IL, COUNTY of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Stephanie Sideman personally known to me to be the same person(s) whose name(s) 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, including the release and waiver of the right of homestead.

Given under my hand and official seal this 4<sup>th</sup> Day of Aug. 2020

Kristen A. White  
Notary Public



Prepared by:  
Kristen White  
5434 N. Winthrop Ave.  
Unit 3S  
Chicago, IL 60640

Mail to:

Marcos A. Hernandez  
2436 W. FARRAGUT #3B  
Chicago IL 60625

REAL ESTATE TRANSFER TAX		25-Aug-2020
COUNTY:		77.50
ILLINOIS:		155.00
TOTAL:		232.50
13-12-234-009-1019   202008016/3204   1-724-854-752		

Name and Address of Taxpayer:  
Marcos Hernandez  
2436 West Farragut Avenue, Unit 3B  
Chicago, IL 60625