

UNOFFICIAL COPY

Doc#: 2029007516 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 10/16/2020 03:19 PM Pg: 1 of 3

Warranty Deed

ILLINOIS

Dec ID 20200801680489
ST/CO Stamp 1-495-828-960 ST Tax \$433.50 CO Tax \$216.75
City Stamp 0-313-838-048 City Tax: \$4,551.75

Above Space for Recorder's Use Only

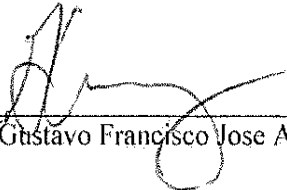
GRANTOR Gustavo Francisco Jose Arauz, an unmarried man, and Ivana Rodriguez, an unmarried woman, and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, **CONVEYS** and **WARRANTS** to **GRANTEES** Grant Fillipitch and Nikki Fillipitch, a married couple as tenants-by-the-entirety, 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.

SUBJECT TO: General real estate taxes not yet due and payable; covenants, conditions and restrictions of record.


Permanent Real Estate Index Number(s): 14-18-217-026-1003

Address of Real Estate: 4541 N. Wolcott Ave., Unit C, Chicago, IL 60640-5253

The date of this deed of conveyance is August 7, 2020.

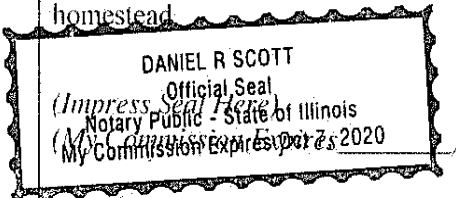


Gustavo Francisco Jose Arauz,



Ivana Rodriguez

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Gustavo Francisco Jose Arauz, and Ivana Rodriguez, 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 and/or she signed said instrument as his and/or her 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: August 7, 2020



Notary Public

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LEGAL DESCRIPTION

For the premises commonly known as 4541 N. Wolcott Ave., Unit C, Chicago, IL 60640-5253.

See attached.

Property of Cook County Clerk's Office

This instrument was prepared by:
Ivan Puljic
Law Offices of Ivan Puljic, Ltd.
10 S. LaSalle St. Suite 2920
Chicago, IL, 60603

Send subsequent tax bills to:
Grant + Mirki Filijich
4541 N. Wolcott Ave
Unit C
Chicago, IL 60640-5253

Recorder-mail recorded document to:

UNOFFICIAL COPY

LEGAL DESCRIPTION

Order No.: 20GSC093391LP

For APN/Parcel ID(s): 14-18-214-026-1003

UNIT NO. 4541-'C' AS DELINEATED ON PLAT OF SURVEY OF LOT 21 AND THE SOUTH 4 FEET OF LOT 22 IN BLOCK 13 IN RAVENSWOOD IN SECTIONS 17 AND 18, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN (HEREINAFTER REFERRED TO AS PARCEL) WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION OF CONDOMINIUM MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION AS TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 4, 1974 AND KNOWN AS TRUST NUMBER 32875 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON JUNE 22, 1976 AS DOCUMENT 23529030; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS

Office of Cook County Clerk's Office