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Doc#: 2029438116 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 10/20/2020 12:56 PM Pg: 1 of 3

Dec ID 20200701619993  
ST/CO Stamp 1-489-007-072 ST Tax \$275.00 CO Tax \$137.50  
City Stamp 0-997-143-008 City Tax: \$3,038.53

WARRANTY DEED  
ILLINOIS STATUTORY

THE GRANTORS, DEREK JOHNSON and DEBRA NGUYEN, Husband and Wife, of the City of CHICAGO, County of Cook, State of Illinois for and in consideration of ten dollars, and other good and valuable consideration in hand paid, CONVEY and WARRANT to ANDY MAROGIL, of 37 S. LINDEN, Palatine, Illinois, of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

\* M.

*See Exhibit "A" attached hereto and made a part hereof*

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, terms and provisions of the Declaration of Condominium/Covenants, Conditions and Restrictions ("Declaration/CCRs") and all amendments; public and utility easements including any easements established by or implied from the Declaration/CCRs or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Governing Law; installments due after the date of Closing of general assessments established pursuant to the Declaration/CCRs

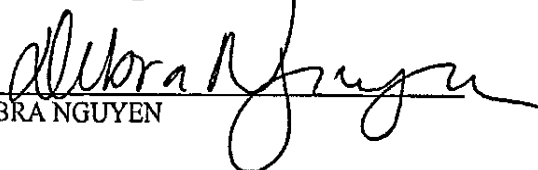
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 14-30-119-047-1009 and 14-30-119-047-1037

Address(es) of Real Estate: 2951 N. CLYBOURN AVE. #209, CHICAGO, IL 60618

Dated this 01 day of July, 20 20 20.

  
DEREK JOHNSON

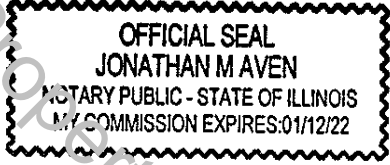
  
DEBRA NGUYEN

# UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF Cook \_\_\_\_\_ ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT DEREK JOHNSON and DEBRA NGUYEN 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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 15 day of July, 20 20.



[Signature] (Notary Public)

**Prepared by:**  
LAW OFFICES OF JONATHAN M. AVEN  
180 N. MICHIGAN AVE. #2105  
CHICAGO, IL 60601

**Mail to:**  
~~TODD LESLIE~~ Andy Marogil  
~~4303 S. 3<sup>RD</sup> ST.~~ 2951 N. Clybourn Ave # 209  
~~ST. CHARLES, IL 60474~~ Chicago, IL 60618

**Name and Address of Taxpayer:**  
ANDY MAROGIL  
2951 N. CLYBOURN AVE. #209  
CHICAGO, IL 60618

PROPERTY OF Cook County Clerk's Office

# UNOFFICIAL COPY



Affinity Title Services, LLC

**Affinity Title Services, LLC**

5301 W. Dempster Street, Suite 206  
Skokie, IL 60077

Phone: (847)257-8000 ~ Fax: (847)296-7890

## EXHIBIT A

**Address Given:** 2951 N. Clybourn Avenue, Unit 209  
Chicago, IL 60618

**Permanent Index No.:** 14-30-119-047-1009 and 14-30-119-047-1037

**Legal Description:**

UNIT 209 AND UNIT P 51 10 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 2951 NORTH CLYBOURN AT WELBOURN ROW CONDOMINIUM AS DELINEATED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0423010039, AS AMENDED, IN SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



<b>CHICAGO:</b>	2,062.50
<b>CTA:</b>	825.00
<b>TOTAL:</b>	2,887.50 *

14-30-119-047-1009 | 20200701619993 | 0-997-143-008

Total does not include any applicable penalty or interest due.



<b>COUNTY:</b>	137.50
<b>ILLINOIS:</b>	275.00
<b>TOTAL:</b>	412.50

14-30-119-047-1009 | 20200701619993 | 1-489-007-072

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*