

UNOFFICIAL COPY

WARRANTY DEED
ILLINOIS STATUTORY
ESTATE

Doc#: 2029817088 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 10/26/2020 10:46 AM Pg: 1 of 3

Dec ID 20200801670898
ST/CO Stamp 1-922-123-232 ST Tax \$332.00 CO Tax \$166.00
City Stamp 0-562-939-360 City Tax: \$3,683.22

FIRST AMERICAN TITLE
FILE # 3050903

Preparer File: 3050903
FATIC No.:

Janine Taylor, Administrator of the Estate of Estate of Rosie Vaughn, deceased, as Grantor, and Benjamin Berrios and Kathryn Berrios as Grantee(s)

WHEREAS, Rosie Vaughn, ("Decedent") resided in the City of Chicago, County of Cook, State of Illinois and died Intestate on December 8, 2019 and that thereafter proceedings were instituted in the Circuit Court of Cook County, Illinois, as Case No. 20P 313, to probate the estate of said Decedent and on January 31, 2020, Grantor was duly appointed and qualified as the Administrator of said estate, and letters issued out of said court to Grantor, and said letters are now in full force and effect, and

NOW THEREFORE, in consideration of the sum of \$ 332,000.00 in full purchase price, and other valuable consideration, the receipt of which is hereby acknowledged, the Administrator of the said estate does hereby CONVEY(S) and WARRANT(S) to Benjamin Berrios and Kathryn Berrios, husband and wife, of the City of Chicago, County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of IL, to wit:

* Joseph ** Anne + as tenants by the entirety
See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO:

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): 13-35-417-079-1002

Address(es) of Real Estate: 1755 N. Sawyer Ave, Unit 2
Chicago, IL 60647

Dated this 20th day of August, 2020

By: [Signature]

As Administrator
Of the estate of Estate of Rosie Vaughn

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STATE OF ILLINOIS, COUNTY OF COOK SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, of Estate of Rosie Vaughn, 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 20th day of August, 2020.



[Signature]
Notary Public

Prepared by:
Ralanda Webb
222 S. Morgan Street
Chicago, IL 60607

Mail to:
Nazeq Law Group
3805 N. Lincoln
Chicago, IL 60613
Name and Address of Taxpayer:

Bernios Family
1755 N. Sawyer, Unit 2
Chicago, IL 60647

Property of Cook County Clerk's Office



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Exhibit "A" – Legal Description

PARCEL 1: UNIT 2 IN THE 1755 N. SAWYER CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: THE NORTH 8 FEET OF LOT 21 AND THE SOUTH 17 FEET OF LOT 22 IN BLOCK 13 IN E. SIMON'S SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 1107644129 AND RE-RECORDED AS DOCUMENT NO. 1120318052, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-2, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 1107644129 AND RE-RECORDED AS DOCUMENT NO. 1120318052.

Property of Cook County Clerk's Office

