

UNOFFICIAL COPY

Doc#: 2029935110 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 10/27/2020 11:55 AM Pg: 1 of 3

Dec ID 20200901682735
ST/CO Stamp 1-947-764-192 ST Tax \$545.00 CO Tax \$272.50
City Stamp 0-874-022-368 City Tax: \$5,722.50

WARRANTY DEED

AFTER RECORDING MAIL TO:

John J. Kiely
John J. Kiely, P.C
209 S. LaSalle Street, Suite 1200
Chicago, IL 60604

MAIL REAL ESTATE TAX BILL TO:

Mary Ann Cronin
701 S. Carpenter
Chicago, IL 60607

(Reserved for Recorders Use Only)

THE GRANTORS: Edgardo Frats-Reyes and Amanda Prats, husband and wife, of 701 S. Carpenter, Chicago, IL 60607, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEY AND WARRANT to Mary Ann Cronin, Trustee of Mary Ann Cronin Revocable Living Trust, to have and to hold, the following described Real Estate, situated in the County of Cook, in the State of Illinois, to wit:

dated 12/11/2001

SEE ATTACHED LEGAL DESCRIPTION

Commonly known as: 701 S. Carpenter, Chicago, IL 60607
PIN: 17-17-412-044-1002

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


SUBJECT TO: (a) General real estate taxes not due and payable at the time of closing; (b) Special Assessments confirmed after Contract date; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Zoning laws and Ordinances; (e) Easements for public utilities; (f) Drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

206 NW 435216RM

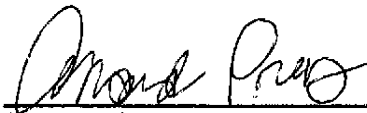
Chicago Title

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DATED this 25 day of August, 2020.



Edgardo Prats-Reyes

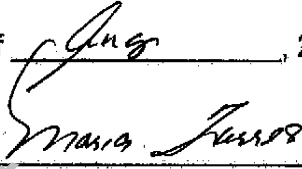


Amanda Prats

STATE OF Ill)
COUNTY OF Cook)SS

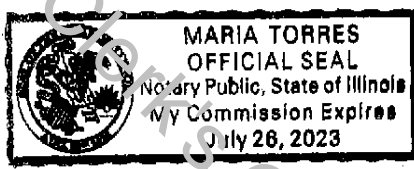
I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **Edgardo Prats-Reyes and Amanda Prats**, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and individually acknowledged that they signed 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 non estead.



Given under my hand and official seal this 25th day of Aug, 2020.




Notary Public

NAME AND ADDRESS OF PREPARER:
AJP Law Firm
Attorney at Law
411 E. Business Center Dr., Suite 108
Mt. Prospect, IL 60056



REAL ESTATE TRANSFER TAX		19-Sep-2020
	COUNTY:	272.50
	ILLINOIS:	545.00
	TOTAL:	817.50
17-17-412-044-1002 20200901682735 1-947-764-192		

REAL ESTATE TRANSFER TAX		19-Sep-2020
	CHICAGO:	4,087.50
	CTA:	1,635.00
	TOTAL:	5,722.50 *
17-17-412-044-1002 20200901682735 0-874-022-368		

* Total does not include any applicable penalty or interest due.

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LEGAL DESCRIPTION

Order No.: 20GNW635216RM

For APN/Parcel ID(s): 17-17-412-044-1002

PARCEL 1:

UNIT NUMBER 701 S. CARPENTER STREET UNIT B IN THE TOWNHOMES OF VERNON PARK PLACE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: BEING PARTS OF BLOCKS 1 AND 2 IN J. B. WALLER'S SUBDIVISION OF BLOCK 8 OF CANAL TRUSTEES' SUBDIVISION OF SOUTH EAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN AND VACATED NORTH AND SOUTH ALLEYS AND PARTS OF EAST AND WEST ALLEYS IN SAID BLOCKS 1 AND 2 AND PART OF VACATED MILLER STREET ADJOINING SAID BLOCKS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 87518217, 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 P-3 AND P-4, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID, RECORDED AS DOCUMENT 87518217.

Cook County Clerk's Office