

UNOFFICIAL COPY

Doc#: 2031044024 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 11/05/2020 07:25 AM Pg: 1 of 3

This deed was prepared by:

John B. Sprengel
The Winkler Group LLC
1699 E. Woodfield Road
Suite 400
Schaumburg, Illinois 60173

Dec ID 20200901689488
ST/CO Stamp 0-237-565-408 ST Tax \$180.00 CO Tax \$90.00
City Stamp 1-748-121-056 City Tax: \$1,890.00

After recording, return and mail tax bill to:

Lazaro del sol Olivera and
Angela Olivera ~~Hernandez~~
3857 N. Harlem Avenue, Unit 106A
Chicago, IL 60634

CD 206NW515016.com

1/2

WARRANTY DEED

The GRANTOR, **Anita A. Opawski**, an ~~un~~**married woman**, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, the receipt and sufficiency of which is hereby acknowledged, CONVEYS and WARRANTS to GRANTEE, **Lazaro del sol Olivera and Angela Olivera Hernandez**, ~~husband and wife, as Tenants by the Entirety~~, of the State of Illinois, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit: ~~* NOT IN TENANCY IN COMMON BUT IN JOINT~~

TENANCY

LEGAL DESCRIPTION:

SEE ATTACHED EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

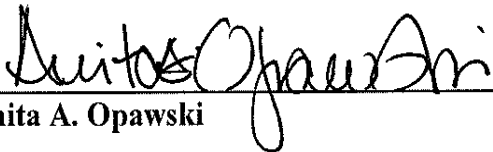
Property Address: 3857 N. Harlem Avenue, 106A, Chicago, Illinois 60634
P.I.N.: 13-19-109-045-1006

SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; zoning laws and ordinances; building lines and easements, if any; all special governmental taxes or special assessments confirmed and unconfirmed; condominium association declaration of record with all amendments thereto, and bylaws; Illinois Condominium Property Act; and general real estate taxes not yet due and payable at the time of Closing.

To have and to hold in fee simple forever.

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IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal this 14th day of September, 2020.

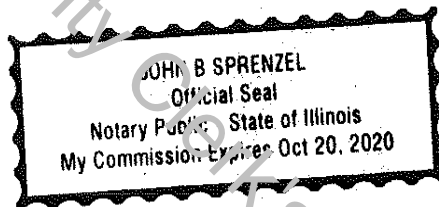

Anita A. Opawski

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Anita A. Opawski**, an unmarried woman, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Subscribed to and sworn to before me
this 14th day of September, 2020.


NOTARY PUBLIC



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EXHIBIT A

UNIT NUMBER 106A AND THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE 106A AND STORAGE SPACE 106A, LIMITED COMMON ELEMENTS IN THE AVANTI POINT CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

CERTAIN LOTS IN BLOCKS 9 AND 10 IN UTITZ AND HEIMANN'S IRVING PARK BOULEVARD ADDITION, A SUBDIVISION OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 19, (EXCEPT EAST 40 ACRES) AND THAT PART OF THE WEST 1674.1 FEET LYING SOUTH OF THE ROAD OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 13, LYING 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 96150541; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENT IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office