

UNOFFICIAL COPY

WARRANTY DEED

Doc#: 2031715076 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 11/12/2020 04:19 PM Pg: 1 of 3

Dec ID 20200901608700
ST/CO Stamp 1-350-284-768 ST Tax \$235.00 CO Tax \$117.50
City Stamp 0-544-978-400 City Tax: \$2,467.50

THE GRANTORS,
Juan Salinas and Veronika Salinas,
husband and wife, of

4252 W. Berteau Ave

of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN DOLLARS (\$10.00) in hand paid, CONVEY AND WARRANT to THE GRANTEE

Carlos Cortes, A SINGLE MAN
1435 N. California Ave Apt 7
Chicago IL 60622

the following described Real Estate situated in the County of Cook, in the State of Illinois, to-wit:

SEE ATTACHED LEGAL DESCRIPTION

Permanent Index Number: 13-30-228-021-1156
Property Address: 6560 W Diversey Ave Unit 612D, Chicago, IL 60707

to have and to hold said premises forever.

SUBJECT TO: General Real Estate Taxes for the year of 2020 and subsequent years; covenants, conditions and restrictions of record; building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate and hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

DATED this 24 day of SEPT., 2020.

Juan Salinas (SEAL)

Veronika Salinas (SEAL)

MAIL TO:
Anthony N. Panzica, Attorney at Law
2510 W. Irving Park Road Suite A
Chicago, IL 60618

SEND SUBSEQUENT TAX BILLS TO:
Carlos Cortes
6560 W Diversey Ave Unit 612D
Chicago, IL 60707

This instrument was prepared by: Jason C. Schram, 8501 W. Higgins Road, Suite 601, Chicago, IL 60631.

Old Republic Title
9601 Southwest Highway
Oak Lawn, IL 60453

20 12 025 1/2

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

REAL ESTATE TRANSFER TAX

02-Oct-2020

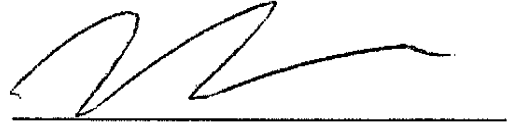


COUNTY: 117.50
ILLINOIS: 235.00
TOTAL: 352.50

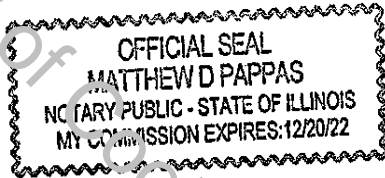
13-30-228-021-1156 | 20200901608700 | 1-350-284-768

I, the undersigned, a Notary Public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY that **Juan Salinas**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 24 day of September, 2020.

Commission expires December 22 2022 
NOTARY PUBLIC

Place Seal Here



STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

REAL ESTATE TRANSFER TAX

02-Oct-2020




CHICAGO: 1,762.50
CTA: 705.00
TOTAL: 2,467.50 *

13-30-228-021-1156 | 20200901608700 | 0-544-978-400

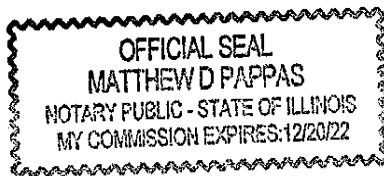
* Total does not include any applicable penalty or interest due.

I, the undersigned, a Notary Public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY that **Veronika Salinas**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, 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.

Given under my hand and official seal, this 24 day of September, 2020.

Commission expires December 20 2022 
NOTARY PUBLIC

Place Seal Here



UNOFFICIAL COPY

LEGAL DESCRIPTION

PARCEL A:

UNIT 612-D IN THE PARK AVENUE LUXURY CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

PARCEL "1":

LOT 109 IN SECOND ADDITION TO MONT CLARE GARDENS, BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 (EXCEPT THAT PART TAKEN FOR RAILROAD) IN SECTION 30, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL "2":

THAT PART OF THE 50 FOOT WIDE RIGHT OF WAY OF THE CHICAGO, MILWAUKEE, ST. PAUL & PACIFIC RAILROAD LYING NORTH OF THE NORTH LINE OF W. DIVERSEY AVENUE, LYING SOUTH OF THE SOUTH LINE OF W. GEORGE STREET AND LYING WEST OF AND ADJOINING LOT 109 IN THE SECOND ADDITION TO MONT CLARE GARDENS, BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 30 AND LYING EAST OF AND ADJOINING LOTS 118, 131, 132, AND 146 TOGETHER WITH ALL ALLEYS ADJOINING SAID LOTS, TAKEN AS ONE TRACT IN THE FIRST ADDITION TO MONT CLARE GARDENS, BEING A SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 (EXCEPT THAT PART TAKEN FOR RAILROAD) OF SECTION 30, ALL IN TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPTING THERETROM THE WEST 23.50 FEET OF THE SOUTH 125.0 FEET OF SAID RAILROAD RIGHT OF WAY), IN COOK COUNTY, ILLINOIS.
WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0613532105 AND AMENDED BY DOCUMENT 0620534081, AND AS FURTHER AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL B:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-13 AND STORAGE SPACE S-13, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION RECORDED AS DOCUMENT 0613532105 AND AS AMENDED BY DOCUMENT 0620534081.

Address commonly known as:
6560 W Diversey Ave Unit 612D
Chicago, IL 60707

PIN#: 13-30-228-021-1156