

UNOFFICIAL COPY

Warranty Deed

ILLINOIS

FIDELITY NATIONAL TITLE
OC20029315

FIDELITY NATIONAL TITLE

Doc#: 2033938080 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 12/04/2020 02:29 PM Pg: 1 of 2

Dec ID 20200901695803
ST/CO Stamp 1-840-475-616 ST Tax \$270.00 CO Tax \$135.00
City Stamp 0-864-660-960 City Tax: \$2,835.00

THE GRANTORS **Dominic Cannova** and **Betty J Cannova** of the City of Homer Glen, County of Will, State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY and WARRANT to **Pilarca Hernandez**, a single person, of 2536 S. Wallace St., Chicago, Illinois, 60616, the following described Real Estate situated in the County of Cook in the State of Illinois to wit:

(See page 2 for legal description attached here to and made part hereof)

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

SUBJECT TO: General taxes for 2020 and subsequent year; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Numbers: 17-32-402-026-1027, 17-32-402-026-1091

Address of Real Estate: 974 West 35th Place, Unit 405 and P-31, Chicago Illinois 60609

The date of this deed of conveyance is September 21, 2020



Dominic Cannova



Betty J. Cannova

State of Illinois, County of Cook.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Dominic Cannova** and **Betty J. Cannova** 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 he/she/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.

Subscribed and sworn to me on this 17th day of September, 2020.



Notary Public

1/2 OC20029315

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LEGAL DESCRIPTION

For the premises commonly known as: 974 West 35th Place, Unit 405, P-31
Chicago, Illinois 60609



Legal Description:


PARCEL 1:

UNIT 405 AND PARKING SPACE 31 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN MORGAN LOFTS CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0701015044, IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE 405, LIMITED COMMON ELEMENTS AS DELINEATED ON A SURVEY TO CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0701015044.

| REAL ESTATE TRANSFER TAX | | 12-Oct-2020 |
|--|----------------|---------------|
|  | COUNTY: | 135.00 |
|  | ILLINOIS: | 270.00 |
| | TOTAL: | 405.00 |
| 17-32-402-026-1027 | 20200901695803 | 1-840-475-616 |

| REAL ESTATE TRANSFER TAX | | 12-Oct-2020 |
|---|----------------|---------------|
|  | CHICAGO: | 2,025.00 |
| | CTA: | 810.00 |
| | TOTAL: | 2,835.00 * |
| 17-32-402-026-1027 | 20200901695803 | 0-864-660-860 |

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

This instrument was prepared by:
Jwan Arnold
Sosin, Arnold & Schoenbeck, Ltd.
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Orland Park, IL 60462

Send subsequent tax bills to:
Blanca Hernandez
974 West 35th Place, Unit 405
Chicago, Illinois 60609

Mail recorded document to:
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