

UNOFFICIAL COPY

Doc#. 2036542149 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/30/2020 02:34 PM Pg: 1 of 3

Dec ID 20201101651938
ST/CO Stamp 1-805-245-408 ST Tax \$340.00 CO Tax \$170.00
City Stamp 0-510-303-200 City Tax: \$3,570.00

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR (NAME AND ADDRESS)

Omar Garcia Ferrer

(The Above Space for Recorder's Use Only)

THE GRANTOR Omar Garcia Ferrer, a single man, of 4621 N. Kenmore Ave., Unit 2, Chicago, IL 60640 for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Wesley Niemisto, a SINGLE MAN and Connor⁴ Giles, a SINGLE MAN, of 1740 N Maplewood Ave, Unit 312, Chicago, IL 60647, not as tenants in common but as joint tenants, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

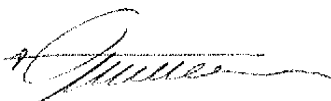
Permanent Index Number(s): 14-17-211-023-1002

Property Address: 4621 N Kenmore Ave, Unit 2, Chicago, IL 60640

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

SUBJECT TO: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

Dated this 6 day of November, 2020.



Omar Garcia Ferrer

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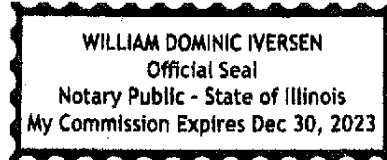
STATE OF ILLINOIS)
) SS,
COUNTY OF)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Omar Garcia Ferrer 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 signed, sealed and delivered in the instrument as 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 notarial seal, this 6 day of November, 2020.



Notary Public



THIS INSTRUMENT PREPARED BY
William Iversen
Iversen Law
119 S. Emerson Street, Unit 262
Mt. Prospect, IL 60056

MAIL TO:

WESLEY NIEMISTO and CONNOR GILES
4621 N. KENMORE AVE, #2
CHICAGO, IL 60640

SEND SUBSEQUENT TAX BILLS TO:

Wesley Niemisto
4621 N Kenmore Ave
Unit 2
Chicago, IL 60640

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EXHIBIT A LEGAL DESCRIPTION

Parcel 1:

Unit 2 together with its undivided percentage interest in the common elements in 4621 north Kenmore
Condominium as delineated and defined in the declaration recoded as Document No. 0010995556, in the
Northeast 1/4 of Section 17, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2:

Exclusive use for parking purposes in and to Parking Space P-2, a limited common element, as set forth and defined in said Declaration of Condominium and survey attached thereto in Cook County Illinois

Property of Cook County Clerk's Office