

# UNOFFICIAL COPY

## WARRANTY DEED

Doc#: 2104020094 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 02/09/2021 08:48 AM Pg: 1 of 7

Dec ID 20201101654668  
ST/CO Stamp 0-458-872-848 ST Tax \$96.00 CO Tax \$48.00

RETURN TO: Maria Gomez Rivera  
7929 W. Grand Ave #306  
Elmwood Park, IL 60707

SEND TAX BILLS TO:  
**Maria Gomez Rivera**  
7929 W. Grand Avenue, Unit 306  
Elmwood Park, Illinois 60707

THE GRANTOR(S), **Christopher M. Riley**, married, **Matthew J. Riley**, married, **Andrew J. Sawcenko**, married, **Brittnee E. Cinkues**, married and **Danielle M. Cinkues**, single and never married, of **Elmwood Park**, County of **Cook**, State of **Illinois** for and in consideration of Ten and no/100 (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) AND WARRANT(S) to

<sup>G.</sup>  
**Maria Gomez Rivera** and **Haycee Lopez**  
3244 N. Narragansett Ave. Chicago IL 60634

Strike Inapplicable:

- a) ~~As Tenants in Common~~
- b) Not in Tenancy in Common, but in Joint Tenancy
- c) ~~Not as Joint Tenants, or Tenants in Common but as Tenants by the Entirety, as husband and wife.~~
- d) ~~As an Individual~~

The following described real estate situated in the County of **Cook** in the State of **Illinois**, to wit:

**LEGAL DESCRIPTION: SEE ATTACHED**

**PERMANENT INDEX NUMBER: 12-25-320-054-1017**

**PROPERTY ADDRESS: 7929 West Grand Avenue, Unit 306, Elmwood Park, Illinois 60707**

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

Dated this 5 day of November, 2020.

**\*\*This is not Homestead Property**

**\*Signature and Notary Page Attached\***

Baird & Warner Title Services, Inc.  
475 North Martingale  
Suite 120  
Schaumburg, IL 60173



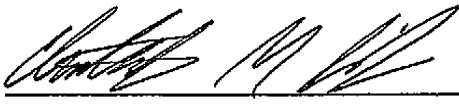
Village of Elmwood Park

TRANSFER STAMP

qas \$480.00 12-20

BW 20053388 10 of 1

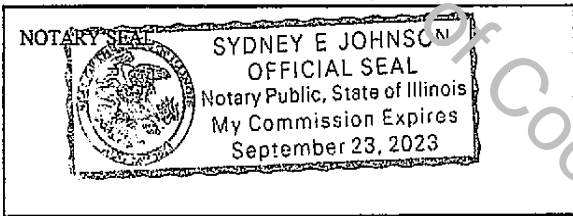
# UNOFFICIAL COPY

 (SEAL)  
Christopher M. Riley

STATE OF ILLINOIS } ss.  
County of COOK }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, **Christopher M. Riley**, personally known to me to be the same person(s) whose name is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the instrument as his/her/their 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 5 day of November, 2020.



  
NOTARY PUBLIC

My commission expires on September 23, 2023



NAME and ADDRESS OF PREPARER:

Jason M. Chmielewski  
JMC Law Group  
111 W. Washington Street, Suite 1500  
Chicago, Illinois 60602  
(312) 332-5020

EXEMPT UNDER PROVISIONS OF PARAGRAPH  
SECTION 4,  
REAL ESTATE TRANSFER ACT

DATE: \_\_\_\_\_

Signature of Buyer, Seller or Representative

REAL ESTATE TRANSFER TAX		18-Jan-2021
	COUNTY:	48.00
	ILLINOIS:	96.00
	TOTAL:	144.00
12-25-320-054-1017   20201101654668   0-458-872-848		

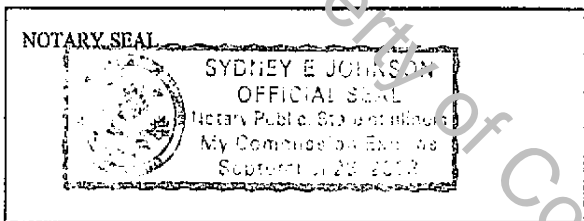
# UNOFFICIAL COPY

Matthew J. Riley (SEAL)  
Matthew J. Riley

STATE OF ILLINOIS } ss.  
County of COOK }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, **Matthew J. Riley**, personally known to me to be the same person(s) whose name is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the instrument as his/her/their 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 5 day of November, 2020.



Sydney E. Johnson  
NOTARY PUBLIC

My commission expires on September 23, 2023

**NAME and ADDRESS OF PREPARER:**

Jason M. Chmielewski  
JMC Law Group  
111 W. Washington Street, Suite 1500  
Chicago, Illinois 60602  
(312) 332-5020

**EXEMPT UNDER PROVISIONS OF PARAGRAPH**

\_\_\_\_\_ SECTION 4,  
REAL ESTATE TRANSFER ACT

DATE: \_\_\_\_\_

\_\_\_\_\_  
Signature of Buyer, Seller or Representative

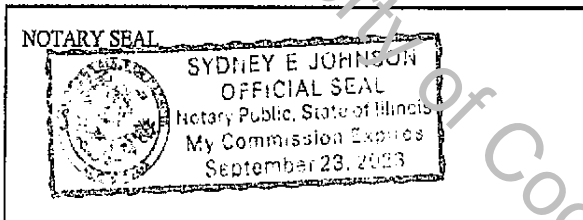
# UNOFFICIAL COPY

Brittnee E. Cinkues (SEAL)  
Brittnee E. Cinkues

STATE OF ILLINOIS } ss.  
County of COOK }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, **Brittnee E. Cinkues**, personally known to me to be the same person(s) whose name is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the instrument as his/her/their 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 5 day of November, 2020.



Sydney E. Johnson  
NOTARY PUBLIC

My commission expires on September 23, 2023

NAME and ADDRESS OF PREPARER:

Jason M. Chmielewski  
JMC Law Group  
111 W. Washington Street, Suite 1500  
Chicago, Illinois 60602  
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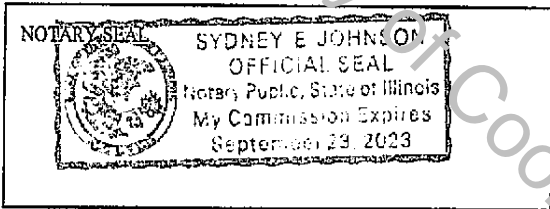
# UNOFFICIAL COPY

Andrew J. Sawczenko (SEAL)  
Andrew J. Sawczenko

STATE OF ILLINOIS } ss.  
County of COOK }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, **Andrew J. Sawczenko**, personally known to me to be the same person(s) whose name is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the instrument as his/her/their 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 5 day of November, 2020.



Sydney E. Johnson  
NOTARY PUBLIC

My commission expires on September 23, 2023

NAME and ADDRESS OF PREPARER:

Jason M. Chmielewski  
**JMC Law Group**  
111 W. Washington Street, Suite 1500  
Chicago, Illinois 60602  
(312) 332-5020

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Signature of Buyer, Seller or Representative

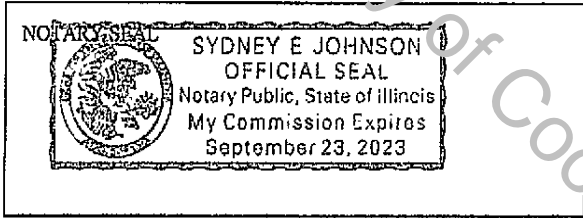
# UNOFFICIAL COPY

Danielle M. Cinkues (SEAL)  
Danielle M. Cinkues

STATE OF ILLINOIS } ss.  
County of COOK }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, **Danielle M. Cinkues**, personally known to me to be the same person(s) whose name is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the instrument as his/her/their 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 5 day of November, 2020.



Sydney E Johnson  
NOTARY PUBLIC

My commission expires on September 23, 2023

NAME and ADDRESS OF PREPARER:

Jason M. Chmielewski  
JMC Law Group  
111 W. Washington Street, Suite 1500  
Chicago, Illinois 60602  
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Signature of Buyer, Seller or Representative

BW20053388

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Exhibit A

## PARCEL ONE:

UNIT NUMBER 306 IN THE 7929 W. GRAND AVENUE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOTS 7, 8, 9 (EXCEPT THE EAST 12.50 FEET THEREOF) IN MONT CLARE HOME ADDITION, SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, SOUTH OF THE CHICAGO, MILWAUKEE AND ST. PAUL RAILROAD, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM EXECUTED JUNE 20, 2001 BY LOULEE, INC., AN ILLINOIS CORPORATION AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON JUNE 21, 2001 AS DOCUMENT NO. 0010546378, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

## PARCEL TWO:

THE EXCLUSIVE RIGHT TO THE USE OF LIMITED COMMON ELEMENTS KNOWN AS PARKING #6 AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0010546378.

PIN: 12-25-320-054-1017

For Informational Purposes only: 7929 West Grand Avenue, Unit 306, Elmwood Park, IL 60707