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WARRANTY DEED

RETURN TO: Maria Gromez Rivera 7929 W. Grand Alve #306 Elmwood Park, In 6000 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

SEND TAX BILLS TO:

Maria Gomez Rivera 7929 W. Grand Avenue, Unit 306 Elmwood Park, Ulinois 60707

THE GRANTOR(S), Crass topher M. Riley, married, Matthew J. Riley, married, Andrew J. Sawczenko, 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

Maria Gomez Rivera and Haycee hopez
3244 N. Narragan Sett Ave. Chicago IL woo34

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 6070

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
\$480.00 /2-20

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Christopher M. Riley (SEAL)

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 _____ day of November 1

, 2020.

NOTARY SYDNEY E JOHNSON OFFICIAL SEAL Notary Public, State of Illinois My Commission Expires September 23, 2023

NOTARY PUBLIC

My commission expires on Suffember 23, 20 23

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

REAL ESTATE TRANSFER ACT

DATE: _

Signature of Buyer, Seller or Representative

| 18-Jan-2021 |

2104020094 Page: 3 of 7

Matthew O Rily (SEAL	CIAL COPY
Matthew J. Riley (SEAL	,
STATE OF ILLINOIS } ss.	
County of COOK }	
J. Riley, personally known to me to be the sam instrument, appeared before me this day in per-	County, in the State aforesaid, CERTIFY THAT, Matthew the person(s) whose name is/are subscribed to the foregoing son, and acknowledged that he/she/they signed, sealed and d voluntary act, for the uses and purposes therein set forth, omestead.
Given under my hand and notarial seal, the	tis 5 day of November , 2020.
NOTARY SEAL SYDNEY E JOHNSON OFFICIAL SEAL Notation Public Stolent mineral Ny Commission Emiliana Soptimal 1124 2013	NOVARY PUBLIC My commission expires on System 23, 20 23
	iviy commission expires on No Hamilton 20 23 20 25
NAME and ADDRESS OF PREPARER:	EXEMPT UNDER ! ROVISIONS OF PARAGRAPH
Jason M. Chmielewski	~/ / /,
JMC Law Group 111 W. Washington Street, Suite 1500	SECTION 4, REAL ESTATE TRANSFER ACT
Chicago, Illinois 60602	DATE:
(312) 332-5020	

Signature of Buyer, Seller or Representative

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UNOFFICIAL COPY

Bruttmee	E. Circuls	(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.

NOTARY SEAL

SYDNEY E JOHNSON

OFFICIAL SEAL

Hoctory Public, State of Hilneis

My Commission Expuses

September 23, 2023

My commission expires on seven 23, 20 23

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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4hx	
<i>y</i> C,	
EXEMPT UNDER PROVISIONS OF PARAGRA	APH
SECTION	V 4,
REAL ESTATE I RA VSFER ACT	1
DATE:	
10	
Signature of Buyer, Seller or Representative	

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Andrew J. Sawczenko	AL)
STATE OF ILLINOIS } ss. County of (DO)(}	
Sawczenko, personally known to me to be the instrument, ar peared before me this day in personal transfer of the same transfer of the s	said County, in the State aforesaid, CERTIFY THAT, Andrew J. the same person(s) whose name is/are subscribed to the foregoing on, and acknowledged that he/she/they signed, sealed and delivered eary act, for the uses and purposes therein set forth, including the
Given under my hand and notarial seal	this 5 day of November, 2020.
NOTARY SEAL SYDNEY E JOHNS OF. OFFICIAL SEAL Notar, Public, Sinie of Illinois My Commission Expires September 23 2023	My commission expires on Surember 23, 2023
	EXEMPT UNDER PROVISIONS OF PARAGRAPH
NAME and ADDRESS OF PREPARER:	
Jason M. Chmielewski	EXEMPT UNDER PROVISIONS OF PARAGRAPH
IMC Law Group	SECTION 4,
111 W. Washington Street, Suite 1500	REAL ESTATE TRANSFER ACT
Chicago, Illinois 60602	DATE:
(312) 332-5020	
	Signature of Buyer, Seller or Representative

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Danielle M. Cinkues (SEA)	L)
	•
STATE OF ILLINOIS } ss. County of COOK }	
Cinkues, personally known to me to be the sinstrument, appeared before me this day in person	id County, in the State aforesaid, CERTIFY THAT, Danielle M. same person(s) whose name is/are subscribed to the foregoing n, and acknowledged that he/she/they signed, sealed and delivered ry act, for the uses and purposes therein set forth, including the
Given under my hand and notarial seal,	this 5 day of NOVEMBER, 2020.
NOTARCASEAL SYDNEY E JOHNSON OFFICIAL SEAL Notary Public, State of illinois My Commission Expires September 23, 2023	My commission expires on September 23, 2023
	EXEMPT UNDER PROVISIONS OF PARAGRAPH
NAME and ADDRESS OF PREPARER:	EXEMPT UNDER PROVISIONS OF PARAGRAPH
Jason M. Chmielewski JMC Law Group 111 W. Washington Street, Suite 1500	SECTION 4, REAL ESTATE TRANSFER ACT
Chicago, Illinois 60602 (312) 332-5020	DATE:
(012) 502 5025	Signature of Buyer, Seller or Representative

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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 EV.HIBIT "B" TO THE DECLARATION OF CONDOMINIUM EXECUTED JUNE 20, 2001 BY LOULEE, INC., AN ALLINOIS CORPORATION AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, I'LLI NOIS ON JUNE 21, 2001 AS DOCUMENT NO. 0010546378, AS AMENDED FROM TIME TO TIME, TOGETIVES 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 DECLAPATION AFORESAID RECORDED AS DOCUMENT 0010546378. JUNE

PIN: 12-25-320-054-1017

For Informational Purposes only: 7929 West Grand Avenue, Unit 306, Elmiv. and Park, IL 60707 T'S OFFICE