

UNOFFICIAL COPY

Doc#: 2104139085 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/10/2021 09:50 AM Pg: 1 of 3

Dec ID 20210101604665
ST/CO Stamp 0-212-174-864 ST Tax \$220.00 CO Tax \$110.00
City Stamp 0-304-984-080 City Tax: \$2,426.26

WARRANTY DEED

AFTER RECORDING MAIL TO:

Rosa Navarro
2919 N. Harlem Ave. Unit 403
Chicago, IL 60707.

MAIL REAL ESTATE TAX BILL TO:

Rosa Navarro
2919 N. Harlem Ave., Unit 403
Chicago, IL 60707

(Reserved for Recorders Use Only)

THE GRANTOR: Adrian J. Podufaly, unmarried, of 2919 N. Harlem Ave., Unit 403, Chicago, IL 60707, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to Rosa Navarro, a single woman of 6930 30th Berwyn IL 60709, to have and to hold, the following described Real Estate, situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Commonly known as: 2919 N. Harlem Ave., Unit 403, Chicago, IL 60707
PIN: 13-30-118-038-1013

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

SUBJECT TO: (a) General real estate taxes not due and payable at the time of closing; (b) Special Assessments confirmed after Contract date; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Zoning laws and Ordinances; (e) Easements for public utilities; (f) Drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

20GNW66253GRM

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LEGAL DESCRIPTION

Order No.: 20GNW662536RM

For APN/Parcel ID(s): 13-30-118-038-1013

PARCEL 1:

UNIT 403 IN THE HARLEM POINTE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOTS 111, 112, 113, H4, 115 AND 116 IN JOHN D. RUTHERFORD'S 3RD ADDITION TO MONTCLARE, A SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0317731053 AND AS AMENDED BY FIRST AMENDMENT TO THE PLAT OF SURVEY RECORDED JUNE 8, 2010 AS DOCUMENT 1015944090, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-35 AND STORAGE SPACE S-35 LIMITED COMMON ELEMENTS AS DELINEATED IN THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0317731053, ALL IN COOK COUNTY, ILLINOIS.

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