

UNOFFICIAL COPY

Doc# 2104217083 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/11/2021 10:27 AM Pg: 1 of 3

WARRANTY DEED
ILLINOIS STATUTORY
INDIVIDUAL

Dec ID 20210101618855
ST/CO Stamp 0-468-386-832 ST Tax \$153.50 CO Tax \$76.75
City Stamp 0-736-822-288 City Tax: \$1,611.75

FIRST AMERICAN TITLE

FILE # AF 1002855

1 of 2

Preparer File: AF1002855
FATIC No.: AF1002855

THE GRANTOR(S) Franklin M. Rodriguez, a married man*, 14115 W. Boulder Cliff Lane of the City of Humble, County of Harris, State of Texas for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Sunil Thomas and Sheeba Thomas, as married couple, not as tenants in common but as joint tenants, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO: Covenants, conditions and restrictions of record; building lines and easements; general real estate taxes for the year 2020 and subsequent years

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

***THIS IS NOT A HOMESTEAD PROPERTY**

Permanent Real Estate Index Number(s): 12-11-122-012-1003

Address(es) of Real Estate: 8401 W. Gregory Ave St. #3 aka 8454 W. Catalpa St. #3
Chicago, Illinois 60656

Dated this 10TH day of DECEMBER, 20 20

~~Franklin M. Rodriguez~~ F.R. Franklin

Franklin M. Rodriguez



First American
Title Insurance Company

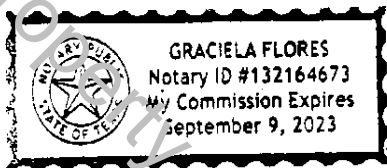
Warranty Deed - Individual

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STATE OF Texas, COUNTY OF Harris, SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Franklin M. Rodriguez, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that 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.

Given under my hand and official seal this 10th day of December, 20 20.



Graciela Flores
Notary Public

Prepared by:
Lauren Cichowski
73 W. Monroe Street Suite 100
Chicago, IL 60603

Mail to:
~~Stephen S. Newland~~
~~Newland & Newland, LLP~~
~~1512 Antaius Parkway~~
~~Suite 300~~
~~Libertyville, IL 60048~~

Sunil and Sheeba Thomas
1217 W Euclid
Arlington Heights, IL 60005

Grantee's Address
Name and Address of Taxpayer:
Sunil and Sheeba Thomas
~~8401 W. Gregory St., #3~~ 1217 W Euclid
Chicago, IL 60656 Arlington Heights, IL 60005



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Exhibit "A" – Legal Description

PARCEL 1: UNIT 3 IN THE PARKSIDE SQUARE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THAT PART OF THE WEST 208.50 FEET (AS MEASURED ON THE NORTH AND SOUTH LINES THEREOF) OF LOT 2 IN SECOND ADDITION TO SZCZESNY'S CUMBERLAND SUBDIVISION OF THE EAST 1/2 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE WEST 33.0 FEET THEREOF, ALSO EXCEPT THE NORTH 33.0 FEET THEREOF, ALSO EXCEPT THE EAST 185.00 FEET THEREOF, ALSO EXCEPT THE SOUTH 33.0 FEET THEREOF) DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 2; THENCE NORTH 01 DEGREES 49 MINUTES 12 SECONDS EAST ALONG THE WEST LINE THEREOF 172.96 FEET; THENCE SOUTH 88 DEGREES 13 MINUTES 35 SECONDS EAST 83.83 FEET; THENCE SOUTH 01 DEGREES 38 MINUTES 31 SECONDS WEST 18.92 FEET; THENCE SOUTH 88 DEGREES 16 MINUTES 14 SECONDS EAST 62.92 FEET; THENCE SOUTH 01 DEGREES 24 MINUTES 48 SECONDS WEST 23.26 FEET; THENCE SOUTH 88 DEGREES 10 MINUTES 41 SECONDS EAST 27.26 FEET; THENCE NORTH 01 DEGREES 43 MINUTES 32 SECONDS EAST 69.74 FEET; THENCE NORTH 88 DEGREES 24 MINUTES 22 SECONDS WEST 52.36 FEET; THENCE SOUTH 01 DEGREES 42 MINUTES 20 SECONDS WEST 20.42 FEET; THENCE NORTH 88 DEGREES 23 MINUTES 51 SECONDS WEST 8.76 FEET; THENCE NORTH 88 DEGREES 23 MINUTES 51 SECONDS WEST 8.76 FEET; THENCE NORTH 01 DEGREES 42 MINUTES 20 SECONDS EAST 20.42 FEET; THENCE NORTH 88 DEGREES 24 MINUTES 22 SECONDS WEST 30.05 FEET; THENCE NORTH 01 DEGREES 35 MINUTES 38 SECONDS EAST 66.70 FEET TO THE NORTH LINE OF LOT 2; THENCE SOUTH 89 DEGREES 59 MINUTES 26 SECONDS EAST 125.78 FEET TO THE EAST LINE OF THE WEST 208.50 FEET AFORESAID; THENCE SOUTH 01 DEGREES 49 MINUTES 7 SECONDS WEST ALONG SAID LINE 125.77 FEET; THENCE NORTH 55 DEGREES 30 MINUTES 22 SECONDS WEST 19.18 FEET; THENCE SOUTH 02 DEGREES 8 MINUTES 43 SECONDS WEST 9.69 FEET; THENCE SOUTH 55 DEGREES 30 MINUTES 22 SECONDS EAST 19.15 FEET TO THE EAST LINE OF THE WEST 208.50 FEET AFORESAID; THENCE SOUTH 01 DEGREES 49 MINUTES 7 SECONDS WEST ALONG SAID LINE 129.03 FEET TO THE SOUTH LINE OF LOT 2; THENCE NORTH 89 DEGREES 57 MINUTES 37 SECONDS WEST ALONG SAID SOUTH LINE 208.50 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-3, LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM AFORESAID, AS AMENDED FROM TIME TO TIME, RECORDED AS DOCUMENT 0010770629.

