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Doc#: 2104220485 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/11/2021 02:45 PM Pg: 1 of 4

Dec ID 20201201696292
ST/CO Stamp 1-571-921-888 ST Tax \$235.00 CO Tax \$117.50
City Stamp 1-782-472-672 City Tax: \$2,467.50

WARRANTY DEED

This instrument was prepared by:
Michael T. Gasior, Esq.
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PTS 19215 10F2

THE GRANTOR(S), MATTHEW MARCICIAK, a single man and in consideration of TEN (10) DOLLARS and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to THE GRANTEE (S), CARMEN NICHOLE AGUILAR, and Lilianna Abril
In the form of ownership: and Lilianna Abril
married as a
married couple

Tenancy by the entirety
(Sole ownership or Joint Tenancy with Right of Survivorship or Tenancy in Common or Tenancy by the Entirety)

All interest in the following described Real Estate situated in the COUNTY OF COOK in the State of Illinois, to wit:

UNIT 1113 IN THE RIVER MILL CROSSING CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE; CERTAIN LOTS IN RIVER MILL CROSSINGS BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED JUNE 16, 2000 AS DOCUMENT NUMBER 00446676, AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS

Property Index Numbers: 16-01-200-055-1001 AND 16-01-200-055-1015

Address of Real Estate: 1523 N. CALIFORNIA AVENUE, UNIT GN, CHICAGO, IL 60622

SUBJECT TO: GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AT THE TIME OF CLOSING, COVENANTS, CONDITIONS, AND RESTRICTIONS OF RECORD, BUILDING LINES AND EASMENTS, IF ANY, SO LONG AS THEY DO NOT INTERFERE WITH THE CURRENT USE AND ENJOYMENT OF THE REAL ESTATE.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. *** Not homestead property as to Grantor's Spouse***

DATED this 15 day of October, 2020.

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MATTHEW MARCICIAK

STATE OF ILLINOIS)
) SS.
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that **MATTHEW MARCICIAK**, known to me to be the same person(s) whose name is/are subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their free and voluntary act and deed 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 15 day of December 2023.


Notary Public



AFTER RECORDING, MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

Carmen Nichole Aguilar

Carmen Nichole Aguilar and Lilitiana Abril Cuellar

1523 N. California Ave, Unit GN

1523 N. California Ave, Unit G10

Chicago, IL 60622

Chicago, IL 60622

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Property of Cook County Clerk's Office





CHICAGO:	1,762.50
CTA:	705.00
TOTAL:	2,467.50 *

16-01-200-055-1001 | 20201201696292 | 1-782-472-672

Total does not include any applicable penalty or interest due.

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Property of Cook County Clerk's Office

		COUNTY:	117.50	
		ILLINOIS:	235.00	
		TOTAL:	352.50	
16-01-200-055-1001		20201201696292		1-571-921-888