

UNOFFICIAL COPY

Doc#: 2107628088 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/17/2021 11:05 AM Pg: 1 of 3

WARRANTY DEED INDIVIDUAL TO INDIVIDUAL

Dec ID 20210201639772
ST/CO Stamp 1-007-107-088 ST Tax \$327.00 CO Tax \$163.50
City Stamp 1-248-670-736 City Tax: \$3,433.50

2127908

MAIL TO:

Franco/Valentin
4325 N Cicero Ave
Unit #3N
Chicago, IL 60641

GRANTORS, Dawn Pauly, a single woman, of the City of Murfreesboro, and State of Tennessee, for and in consideration of TEN and 00/100 Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency is hereby acknowledged, CONVEY(S) and WARRANT(S) to the GRANTEE(S), Valentin Franco* and Lynn**Franco* as joint tenancy, the following described real estate situated in the County of Cook, State of Illinois to-wit: **Renee
*a single person

SEE ATTACHED FOR LEGAL DESCRIPTION

SUBJECT TO: General and special real estate taxes which are not yet due and payable; conditions, covenants and restrictions of record; building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the property.


hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

Permanent Index Number: 13-15-305-042-1005 and 13-15-305-042-1012
Property Address: 4325 N. Cicero Ave., Unit #3N, Chicago, IL 60641



DATED this 8th day of February, 2021.


Dawn Pauly

PRAIRIE TITLE
6821 W. NORTH AVE.
OAK PARK, IL 60002

REAL ESTATE TRANSFER TAX		02-Mar-2021
	CHICAGO:	2,452.50
	CTA:	981.00
	TOTAL:	3,433.50 *
13-15-305-042-1005 20210201639772 1-248-670-736		

* Total does not include any applicable penalty or interest due.

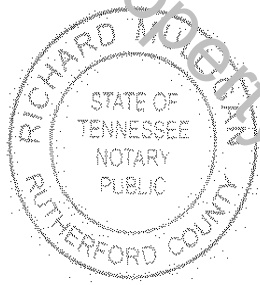
REAL ESTATE TRANSFER TAX		02-Mar-2021
	COUNTY:	163.50
	ILLINOIS:	327.00
	TOTAL:	490.50
13-15-305-042-1005 20210201639772 1-007-107-088		

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STATE OF TENNESSEE)
) SS.
COUNTY OF Rutherford)

I, the undersigned, a Notary Public in and for said County in the State aforesaid DO HEREBY CERTIFY that the above named person(s) personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed sealed and delivered said instrument as his/her/their free and voluntary act for the uses and purposes herein set forth.

Given under my hand and official seal this 8th day of Feb,
2021.



My Commission Expires June 21, 2022

[Signature]
(SEAL) NOTARY PUBLIC

This document prepared by:
Katharine Barr Tyler
642 Duane Street
Glen Ellyn, IL 60137

Send future tax bills to:

Franco/Valentin
4525 N Cicero Ave
Unit # 3N
Chicago, IL 60641

Property of Cook County Clerk's Office

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LEGAL DESCRIPTION

PARCEL 1:

UNIT 3-N AND P-6 IN THE CICERO CROSSING CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 6 AND 7 AND THE NORTH 5 FEET OF LOT 8 IN BLOCK 2 IN DICKINSON'S SUBDIVISION OF THAT PART OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY'S LANDS (EXCEPT THE RIGHT OF WAY OF THE CHICAGO, MILWAUKEE AND ST. PAUL RAILWAY COMPANY), IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED JULY 2, 2007 AS DOCUMENT NUMBER 0718322125, AS AMENDED FROM TIME TO TIME, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTERESTS IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE OF PARKING APRON GA-6, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0718322125, AS AMENDED FROM TIME TO TIME.

PARCEL 3:

THE EXCLUSIVE RIGHT TO USE OF THE ROOFTOP DECK, "PROPOSED LCE UNIT 3N," A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0718322125, AS AMENDED FROM TIME TO TIME.

COMMONLY KNOWN AS: 4325 N Cicero Ave., Unit #3N, Chicago, IL 60641
PERMANENT INDEX NUMBER: 13-15-305-042-1005
13-15-305-042-1012