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Doc#: 2110307113 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 04/13/2021 07:21 AM Pg: 1 of 2

Dec ID 20210301654275

ST/CO Stamp 0-562-602-512 ST Tax \$242.50 CO Tax \$121.25

City Stamp 0-284-181-008 City Tax: \$2,546.25

WARRANTY DEED (Illinois)

THIS DEED is made as of the 26 day of February, 2021, by and between

NICHOLAS STUBERG MARRIED TO
MELANIE SILLAM
("Grantor," whether one or more),

and

RAFAEL MARADIAGA

("Grantee," whether one or more).

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00), in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does WARRANT, COVENANT, AND CONVEY unto the Grantee, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of COOK and State of Illinois known and described as follows, to wit:

Parcel 1: Unit 202 in the River Walk Lofts Condominium as delineated on a survey of the following described real estate: Certain parts of Lots in Block 9, in Clybourn Avenue addition to Lakeview and Chicago, in Section 30, Township 40 North, Range 14, East of the Third Principal Meridian; which survey is attached as exhibit "D" to the Declaration of Condominium recorded as document number 00170100, and as amended, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Parcel 2: The exclusive right to the use of P-58, a limited common element, as delineated on the survey attached to the Declaration aforesaid recorded as document number 00170100.

Parcel 3: A non-exclusive easement for the benefit of Parcel 1 for ingress and egress, use and enjoyment upon the property as defined, described and declared in the Declaration of Easements and Covenants recorded as document number 00170099.

COMMONLY KNOWN AS: 2911 N. WESTERN AVE., UNIT 202, CHICAGO, IL 60618

PARCEL INDEX NUMBER (PIN): 14-30-116-023-1014


Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainder, rents issues and profits hereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, his heirs and assigns forever.

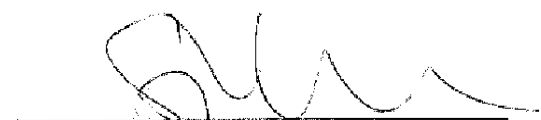
And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, his heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND,

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subject to: Covenants, conditions, restrictions of record, public and utility easements, provided that such exceptions do not impair Purchaser's intended use of the Unit of residential purposes, and general real estate taxes for the year 2020 and subsequent years.

IN WITNESS WHEREOF, said Grantor has caused its signature to be hereto affixed, and has caused its name to be signed to these presents, this 26 day of February, 2021.


NICHOLAS STUBERG


MELANIE SILLAM

Prepared by: Rosenthal Law Group, LLC, 3700 W Devon Ave, Lincolnwood, IL 60712

MAIL TO:

Rafael Madiaga
2911 N Western Ave, Unit 202, Chicago, IL 60618

SEND SUBSEQUENT TAX BILLS TO:

RAFAEL MADIAGA
2911 N. WESTERN AVE., UNIT 202, CHICAGO, IL 60618

OR

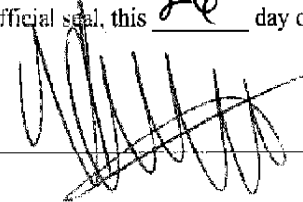
RECORDER'S OFFICE BOX NO. _____

STATE OF IL

COUNTY OF Lake) SS

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that NICHOLAS STUBERG AND MALANIE SILLAM are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered said instrument as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 26 day of February

Notary Public 

My Commission Expires: 6-19-24

