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UNOFFICIAL COP

WARRANTY DEED

WHEN RECORDED, MAIL TO:

Resenthed Law

3700 W Deven AnsteE

Lincolnwood 12 60712

SEND SUBSEQUENT TAX BILLS TO: Bryan Wyatt Carlos Diaz Barriga Avina 3640 N. Bosworth Avenue, Unit 2S Chicago, Illinois 60% (3) Doc#. 2113406243 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 05/14/2021 11:34 AM Pg: 1 of 2

Dec ID 20210401615984

ST/CO Stamp 0-858-943-760 ST Tax \$490.00 CO Tax \$245.00

City Stamp 2-097-492-240 City Tax: \$5,407.32

GRANTORS, Andrew M. (pp) and Christina L. Nicolia n/k/a Christina L. Opp, husband and wife, of Chicago, Illinois, for and in consideration of Te'1 Collars (\$10.00) and other good and valuable consideration in hand paid, CONVEY and WARRANT to the GRANTEES, ar any Wyatt and Carlos Diaz Barriga Avina, of Chicago, Illinois, AS joint tenants with full rights of survivorship, all of their interest in the following described real estate in the County of Cook, in the State of Illinois:

SEE ATTACHED LEGAL DESCRIPTION

Permanent Index No.: 14-20-119-047-1003.

s address

STEWART TITLE

Property Address: 3640 N. Bosworth Avenue, Unit 2S, Chicago, Illinois 60613.

700 E. Diehl Road, Suite 180 Naperville, IL 60563

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

Subject to the following, if any: (1) General real estate taxes for the year 2020-2nd installment and subsequent years; (2) public and utility easements, of record, if any; (3) covenants, conditions and restrictions, of record, if any; (4) Purchasers' mortgages of record, if any.

Dated this 22 day of April, 2021.

Dated this 32 day or 5 ril, 2021.

Andrew M. Opp

STATE OF ILLINOIS

) ss

COUNTY OF COOK

Christina L. Nicolian Was Shristina

OFFICIAL STALL

DEMETRIOS ZAZIAGS

NOTARY PUBLIC - STATE OF ILL NOIS MY COMMISSION EXPIRES 12/7/21

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Andrew M. Opp and Christina L. Nicolia n/k/a Christina L. Opp, 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 the said instrument as their free and voluntary act, that they were authorized to do so, and for the uses and purposes therein set forth.

Given under my hand and notary seal, this 2

<u>''''</u> Day of April, 2021

My commission expires

Notary Public

PREPARED BY: James D. Zazakis, Esq., 3832 N. Ashland Ave., Suite 1S, Chicago, Illinois 60613

UNO FETTILITA LEGAL DESCRIPTION PY

Unit 2S In the 3640-42 Bosworth Condominium, as depicted on the Plat of Survey of the following described Real Estate:

Lot 39 and 40 in Block 1 In Sickle and Hufmeyer's Addition to Lane Park in the Southwest 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 20, Township 40 North, Range 14 East of the Third Principal Meridian, In Cook County, Illinois, Which Plat of Survey is attached as Exhibit "B" to the Declaration of Condominium ownership Recorded April 12, 2002 in the Office of the Recorder of Deeds of Cook County, Illinois, as Document Number 0020425620, as amended from time to time, together with its undivided percentage interest in the Cook County, Illinois.

Also

Exclusive Right to the use of Garage Space Number G-1 and Storage Space Number S-3, limited common elements, as defineated on the Plat of Survey and the Rights and Easements for the Benefit of Unit Number 2S, as Set Forth in the Declaration.

| REAL ESTATE TRANSFER TAX | | 10-May-2021 |
|--------------------------|-----------------------|---------------|
| | CHICAGO: | 3,675.00 |
| | CTA: | 1,470.00 |
| | TOTAL: | 5,145.00 * |
| 14:20-119-047-100 | 03 20210401615984 | 2-097-492-240 |
| | de am annicable cocal | |

^{&#}x27;Total do /s n it include any applicable penalty or interest due.

| REAL ESTATE TRANSITY. | TAK | 10-May-2021 | |
|-----------------------|----------------------------------|---------------------------------------|-------------------|
| | COUNTY: II LINOIS: T) TAL: | 245.00 490.00 735.00 | |
| 14-20-119-047-1003 | 20210401/15764 0- | | |
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