

755814  
WARRANTY DEED



Doc# 2114728049 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/27/2021 11:16 AM PG: 1 OF 7

Property of Cook County Office

THE GRANTOR, Albafus Consulting, LLC, a Texas Limited Liability Company, of the City of San Antonio, County of Bexar, State of Texas duly authorized to transact business in the State of Illinois, for and in consideration of \$10.00 (TEN DOLLARS), in hand paid, conveys and warrants to Grupo Garcia LLC, of the City of New York, County of King, and State of New York the following described real estate situated in the County of Cook in the State of Illinois, to wit:

*\* New York Limited Liability Company*

UNIT 1L TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN HYDE PARK-WOOD LAWN CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 19801123, AS AMENDED, IN THE SOUTH WEST 1/4 OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

*\* See Attached Legal*

**SUBJECT TO:** The general taxes for the year of 2020 and thereafter, to all instruments, covenants, restrictions, condition, and easements of record.

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

Permanent Index Number: 20113050161031

Address of Real Estate: 5114 S Woodlawn Ave Unit 1L Chicago, IL 60615

S ✓  
P ✓  
S ✓  
SC  
INT JP

# UNOFFICIAL COPY

Dated: 04/15/2021

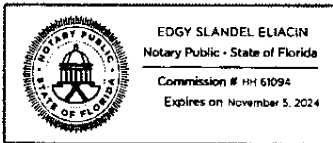
Adriana Angelica Bazan Fuster

Adriana A Bazan, as a managing member of  
Albafus Consulting, LLC

STATE OF Florida )  
 ) ss  
COUNTY OF Miami-Dade )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Adriana A Bazan, as a managing member of Albafus Consulting, LLC, personally known to me to be the 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, for the uses and purposes therein set forth, including the release and waiver of the right of homestead. produced passport

Given under my hand and official seal this April 15 2021.



Edgy Slandel Eliacin  
(Notary Public)  
Edgy Slandel Eliacin

Notarized online using audio-video communication

PROPERTY OF COOK COUNTY CLERK'S OFFICE

# UNOFFICIAL COPY

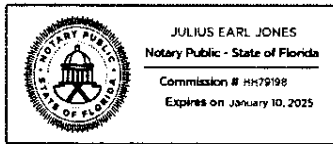
Dated: 04/14/2021

Miguel A Almeyda  
Miguel A Almeyda, as a managing member  
of Albafus Consulting, LLC

STATE OF Florida )  
 ) ss  
COUNTY OF Escambia )

I, the undersigned, a Notary Public in and for said Country and State, in the County aforesaid, CERTIFY THAT Miguel A Almeyda, as a managing member of Albafus Consulting, LLC, personally known to me to be the 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, 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 14th April 2021.



Julius Earl Jones Julius Earl Jones  
(Notary Public)

Notarized online using audio-video communication

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Prepared By:

# UNOFFICIAL COPY

Prepared by

Garces Law, LLC  
121 S. Wilke Road Suite 301  
Arlington Heights, IL 60005

Mail To:

~~Susan J Kim  
2166N W Field Pkwy, Ste 118  
Des Plaines, IL 60010~~

FRANCISCO GARCIA  
719 S. 16<sup>th</sup> Street #3  
Philadelphia, PA. 19146

Name and Address of Taxpayer / Address of Property:

~~Grupo Garcia LLC  
5114 S Woodlawn Ave Unit 12  
Chicago, IL 60615~~

719 S. 16<sup>th</sup> Street #3  
Philadelphia, PA 19146

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File No: 755814

## EXHIBIT "A"

UNIT 1-L TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN HYDE PARK-WOODLAWN CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 19801123, AS AMENDED, IN THE SOUTH WEST 1/4 OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD, PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

00 - 11-305 - 016 - 1031

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*This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.*

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**REAL ESTATE TRANSFER TAX**

26-Apr-2021



**CHICAGO:**

787.50

**CTA:**

315.00

**TOTAL:**

1,102.50

20-11-305-016-1031 | 20210401699992 | 0-076-439-056

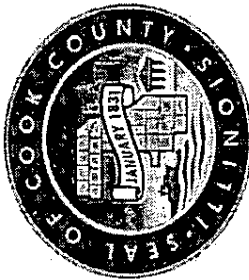
\* Total does not include any applicable penalty or interest due

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**REAL ESTATE TRANSFER TAX**

26-Apr-2021



**COUNTY:**  
**ILLINOIS:**  
**TOTAL:**

52.50  
105.00  
157.50

20-11-305-016-1031

20210401699992

0-376-905-232

Property of Cook County Clerk's Office