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Doc#: 2115517046 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/04/2021 01:38 PM Pg: 1 of 2

WARRANTY DEED (Illinois)

THIS DEED is made as of the 28th day of April, 2021, by and between

Dec ID 20210501622760
ST/CO Stamp 1-171-841-296 ST Tax \$290.00 CO Tax \$145.00
City Stamp 0-001-290-512 City Tax: \$3,045.00

JOSE LUIS DOMINGUEZ, MARRIED TO
PAMELA LIGHTCAP DOMINGUEZ
("Grantor," whether one or more),

and

JOSHUA BAKER, A SINGLE PERSON
625 W. MADISON ST., CHICAGO, IL 60661

("Grantee," whether one or more).

PT 21-7072 1/2

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:

Units 809 and P-244, in Catalpa Gardens Condominiums, as delineated on a plat of survey of the following described tract of land: Lots 13 and 14 in Block 3 in John Lewis Cochran's Subdivision; that part of Lot 13 in Conrad Bristle Subdivision of Lot 17 of Block 3 in John Lewis Cochran's Subdivision aforesaid lying South of the North 46 feet thereof; and the vacated alley lying between said Lots 13 and 14 in Block 3 in John Lewis Cochran's Subdivision and that part of Lot 13 in Conrad Bristle Subdivision of Lot 17 of Block 3 in John Lewis Cochran's Subdivision aforesaid lying South of the North 46 feet thereof, in the West 1/2 of the Northeast 1/4 of Section 8, Township 40 North, Range 14 East of the Third Principal Meridian; Which plat of survey is attached as exhibit "D" to the Declaration of Condominium Ownership recorded July 30, 2007 as document number 0721103098, as amended from time to time, together with its undivided percentage interest in the common elements, all in Cook County, Illinois

COMMONLY KNOWN AS: 1122 W. CATALPA AVENUE, UNIT 809, CHICAGO, IL 60640

PARCEL INDEX NUMBER (PIN): 14-08-200-042-1039 and 14-08-200-042-1097

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, 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.

