

UNOFFICIAL COPY

Doc#. 2115901343 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/08/2021 09:55 AM Pg: 1 of 3

Dec ID 20210401601475
ST/CO Stamp 0-713-799-952 ST Tax \$213.00 CO Tax \$106.50
City Stamp 1-250-670-864 City Tax: \$2,236.50

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR, STEVEN A. WITTEN, an unmarried man, of the City of CHICAGO, County of Cook, State of Illinois for and in consideration of ten dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to DIANA SUAREZ, ~~of AND JAVIER BALAGUERA AS JOINT TENANTS~~ Chicago, Illinois, of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO: covenants, conditions and restrictions of record, public and utility easements, acts done by or suffered through Buyer, all special governmental taxes or assessments confirmed and unconfirmed, condominium declaration and bylaws, if any, and general real estate taxes not due and payable at the time of Closing.

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

Permanent Real Estate Index Number(s): 13-13-330-031-1003 and 13-13-330-031-1056
Address(es) of Real Estate: 4011 N. FRANCISCO AVE. #103, CHICAGO, IL 60618

Dated this 16 day of April, 20 21

Steven A. Witten
STEVEN A. WITTEN

FIRST AMERICAN TITLE
FILE # AF1008605

UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF Cook _____ ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT STEVEN A. WITTEN personally known to me to be the same person whose name are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 16 day of April, 20 21.



[Signature] (Notary Public)


Prepared by:
LAW OFFICES OF JONATHAN M. AVEN
180 N. MICHIGAN AVE. #2105
CHICAGO, IL 60601

Mail to:
~~MATT ALBRECHT
ATTORNEY AT LAW
125 S. WACKER DR. #300
CHICAGO, IL 60606~~
DIANA SUAREZ
4011 N FRANCISCO AVE UNIT 108
CHICAGO IL 60618

Name and Address of Taxpayer: / Grantee's Address
DIANA SUAREZ
4011 N. FRANCISCO AVE. #103
CHICAGO, IL 60618

Property of Cook County Clerk's Office

UNOFFICIAL COPY

 <p>First American</p> <p>Exhibit A</p>	<p>ALTA Commitment for Title Insurance</p> <p>ISSUED BY</p> <p>First American Title Insurance Company</p> <p>File No: AF1008605</p>
--	--

Commitment File No.: AF1008605

The Land referred to herein below is situated in the County of Cook, State of IL, and is described as follows:

UNIT 103 AND P-12 IN FRANCISCO CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 29 IN BLOCK 15 IN ROSE PARK, A SUBDIVISION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AND

LOTS 1 TO 5 IN RESUBDIVISION OF LOTS 24 TO 28 IN BLOCK 15 IN ROSE PARK, A SUBDIVISION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0407827021, AS AMENDED FROM TIME TO TIME TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Note: For informational purposes only, the land is known as :

4011 North Francisco Avenue, Unit 103 and P-12
Chicago, IL 60618

Proprietary Cook County Clerk's Office

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2006-2016 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.