

UNOFFICIAL COPY

Doc#. 2117455226 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/23/2021 01:37 PM Pg: 1 of 3

Dec ID 20210601651562
ST/CO Stamp 0-849-574-160 ST Tax \$172.00 CO Tax \$86.00

PRECISION TITLE

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR

Ramon De La Trinidad
1237 Mae Ct. #17C
Wheeling, IL 60090

(The Above Space for Recorder's Use Only)

THE GRANTOR Ramon De La Trinidad, a single man, of 1237 Mae Ct. #17C, Wheeling, IL 60090 for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Marko Montalvo, a married man, of 9204 Bumblebee Drive #1F, Des Plaines, IL 60016, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 03-04-204-073-1023

Property Address: 1237 Mae Ct. Unit 17C, Wheeling, IL 60090

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

SUBJECT TO: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

Dated this 01st day of May, 2021.

Ramon De La Trinidad
Ramon De La Trinidad

PTC 21-14882 Y2

REAL ESTATE TRANSFER TAX		03-Jun-2021
	COUNTY:	86.00
	ILLINOIS:	172.00
	TOTAL:	258.00
03-04-204-073-1023 20210601651562 0-849-574-160		

WHEELING ILLINOIS
Real Estate Transfer Approved
 Initials MB Date 6/1/21
 VALID FOR A PERIOD OF THIRTY (30) DAYS FROM THE DATE OF ISSUANCE

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STATE OF ILLINOIS)
) SS,
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Ramon De La Trinidad personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that signed, sealed and delivered in the instrument as 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 notarial seal, this 21st day of May, 2021.

Laura Diandra-Vano

Notary Public



THIS INSTRUMENT PREPARED BY
Brian Iversen
Iversen Law
119 S. Emerson Street, #262
Mt. Prospect, IL 60056

MAIL TO:

Joanna Klimek
6444 Milwaukee Ave
Chicago, IL 60631

SEND SUBSEQUENT TAX BILLS TO:

Marko Montalvo
1237 Mae Ct. Unit 17C
Wheeling, IL 60090

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EXHIBIT A LEGAL DESCRIPTION

PARCEL 1: UNIT 17-C TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN CEDAR RUN III CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 22130390, AS AMENDED, IN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINE IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NO. 22109221 FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office