

UNOFFICIAL COPY

Doc#: 2117410003 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/23/2021 09:03 AM Pg: 1 of 3

0521-70861FA
WARRANTY DEED
ILLINOIS STATUTORY

10F2

Dec ID 20210401614991
ST/CO Stamp 2-039-161-104 ST Tax \$589.00 CO Tax \$294.50
City Stamp 2-022-121-744 City Tax: \$6,184.50

(above for recorder's use only)

THE GRANTOR, James Kurtyka, single and never married, residing at 2150 W. North Avenue, Unit 6, Chicago, IL 60647, for and in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration, in hand paid, CONVEY(S) and WARRANT(S) to Jossue Crespo, single and never married, residing at 5041 W. Parker Ave, Chicago, IL, 60639, all interest in the following described Real Estate situated in the City of Chicago, County of Cook, State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

SUBJECT TO: Covenants, conditions and restrictions of record and building lines and easements, if any, Declaration of Condominium/Covenants, Conditions and Restrictions ("Declaration/CCRs") and all amendments; public and utility easements including any easements established by or implied from the Declaration/CCRs or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Governing Law; installments due after the date of Closing of general assessments established pursuant to the Declaration/CCRs, 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.

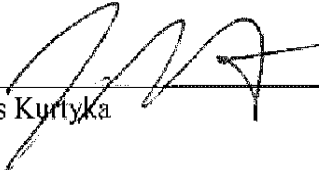
Permanent Real Estate Index Number(s): 14-31-331-032-1006

Address of Real Estate: 2150 W. North Avenue, Unit 6, Chicago, IL 60647

Dated: April 30, 2021

X

James Kurtyka



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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

The undersigned, a Notary Public in and for said County, in the State aforesaid DOES HEREBY CERTIFY that James Kurtyka, 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 he signed, sealed and delivered the said instrument as his own free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right homestead.

Given under my hand and official seal this 30th day of April 2021.



[Handwritten Signature]

NOTARY PUBLIC



PREPARED BY:
Thomas Emalfarb
Emalfarb, Swan & Bain
440 Central Ave.
Highland Park, IL 60035

SEND TAX BILLS & DEED TO:
Jossue Crespo
2150 W. North Avenue, Unit 6
Chicago, IL 60647

Property
Cook County Clerk's Office

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EXHIBIT "A" / LEGAL DESCRIPTION

Parcel 1:

Unit 6 in the 2150 W. North Condominiums as delineated on a survey of the following described property:

Lots 84 through 87 in Johnston's Addition to Chicago, being a Subdivision of parts of Lots 3, 5 and 6 in Assessor's Division of unsubdivided lands in Section 31, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.;

Which survey is attached to the declaration of condominium recorded October 9, 2007 as Document number 0728215078, together with an undivided percentage interest in the common elements.

Parcel 2:

The exclusive right to use limited common element parking space G-1, a limited common element, as delineated on the survey attached to the Declaration of aforesaid recorded October 9, 2007 as document number 0728215078.

Property of Cook County Clerk's Office