

# UNOFFICIAL COPY

## WARRANTY DEED

Doc#: 2118817029 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 07/07/2021 10:33 AM Pg: 1 of 2

Dec ID 20210501618246  
ST/CO Stamp 0-253-263-376 ST Tax \$85.00 CO Tax \$42.50  
City Stamp 1-162-592-528 City Tax: \$892.50

### MAIL TO:

**SAME AS BELOW**

Send Bills to:

Maricela Bautista

4659 S. Springfield Avenue

Unit 1B

Chicago, IL 60632

THE GRANTORS, ~~Jos~~ **Jose Strama** and **Halina Strama**, husband and wife of 5745 W. 89<sup>th</sup> Place, Burbank, County of Cook, in the State of Illinois, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to the GRANTEE, **Maricela Bautista**, a single individual, of 5320 S. Lawndale, Chicago, County of Cook, in the State of Illinois, all interest in the following described real estate situated in the County of Cook in the State of Illinois, to wit:

UNIT NUMBER 1B IN THE SPRINGFIELD CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOTS 22, 23, 24 AND 25 IN BLOCK 2 IN JAMES MURDOCK AND COMPANY'S ARCHER SECOND ADDITION, BEING A SUBDIVISION OF BLOCKS 5 AND BIN THE SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, EXCEPT THE FOLLOWING:

THAT PART OF SAID LOTS 22, 23, 24 AND 25 LYING ABOVE AN ASSUMED DATUM OF 102.68 FEET DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 25, THENCE EAST ALONG THE NORTH LINE OF SAID LOTS TO A POINT 11.48 FEET WEST OF THE NORTHEAST CORNER OF LOT 22, THENCE SOUTH ALONG THE EAST SIDE OF THE BUILDING 24.52 FEET, THENCE WEST ALONG THE SOUTH SIDE OF THE BUILDING 17.10 FEET, THENCE SOUTH ALONG THE EAST SIDE OF THE BUILDING 5.73 FEET THENCE WEST 71.42 FEET TO A POINT ON THE WEST LINE OF LOT 25, THENCE NORTH ALONG THE WEST LINE OF LOT 25 A DISTANCE OF 30.25 FEET TO THE POINT OF BEGINNING.

SAID CONDOMINIUM INCLUDES THAT PART OF LOT 23 LYING BELOW ASSUMED DATUM OF 102.68 FEET DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF THE NORTH 30.25 FEET OF LOT 22 A DISTANCE OF 37.08 FEET WEST OF THE EAST LINE OF LOT 22 FOR A POINT OF BEGINNING, THENCE NORTH NORTH 8.34 FEET ALONG THE CONCRETE WALL, THENCE WEST 9.22 FEET ALONG THE CONCRETE WALL, THENCE EAST 9.22 FEET TO THE PLACE OF BEGINNING.

WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0021133245 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS

Permanent Real Estate Index Number: **19-02-311-049-1010**

Property Address: **4659 South Springfield Avenue, Unit 1B, Chicago, Illinois 60632**

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

**FIDELITY NATIONAL TITLE**  
**OC21012542**

WARRANTY DEED

# UNOFFICIAL COPY



SUBJECT TO: General Taxes for 2020 and subsequent years; easements for public utilities, terms, covenants, conditions, and restrictions of record.

DATED this May 3, 2021

Jozef Strama  
Jozef Strama

Halina Strama  
Halina Strama

STATE OF ILLINOIS )  
  ) SS  
COUNTY OF COOK   )

REAL ESTATE TRANSFER TAX		04-May-2021
		COUNTY: 42.50
		ILLINOIS: 65.00
		TOTAL: 127.50
19-02-311-049-1010   20210501618246   0-253-263-376		


I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Jozef Strama and Halina Strama the same persons, whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that signed, sealed and delivered the said 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 notary seal, this May 3, 2021.



Aneta Lukaszczyk Notary Public

This instrument was prepared by:  
Martin Ptasinski  
The Law Offices of Martin Ptasinski, P.C.  
8517 South Archer Avenue, Unit 1  
Willow Springs, Illinois 60480  
708-467-0000

REAL ESTATE TRANSFER TAX		04-May-2021
		CHICAGO: 837.50
		CTA: 255.00
		TOTAL: 892.50*
19-02-311-049-1010   20210501618246   1-162-592-528		
* Total does not include any applicable penalty or interest due.		