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PT 21-73226
1/3

Doc#: 2121506115 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/03/2021 03:21 PM Pg: 1 of 4

Dec ID 20210701689321
ST/CO Stamp 1-564-939-536 ST Tax \$185.00 CO Tax \$92.50
City Stamp 0-893-791-504 City Tax: \$1,942.50

WARRANTY DEED ILLINOIS STATUTORY

(The Above Space for Recorder's Use Only)

THE GRANTOR, Zeigler Properties, LLC, an Illinois Limited Liability Company, 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 Kevin Rice and Desiree R. Gonzalez, a married couple, as tenants by the entirety, of city of Chicago, County of Cook, state of Illinois, 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): 13-11-314-019-1013

Property Address: 4906 N. Springfield Ave., #3, Chicago, IL 60625


This is not homestead property.

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 26 day of June 2021.

Zeigler Properties, LLC, an Illinois Limited Liability Company

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By: 

Name: Kristine Zeigler

Title: Managing Member

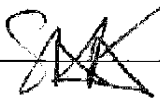
Property of Cook County Clerk's Office

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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 Kristine Zeigler, Managing Member of Zeigler Properties, LLC 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 it signed, sealed and delivered in the instrument as its 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 26 day of June 2021

Notary Public 



THIS INSTRUMENT PREPARED BY
Junilla Sledziewski
Kershner Sledziewski Law, LLC
200 N. LaSalle St., Suite 1550
Chicago, IL 60601

MAIL TO:

Kevin Rice and Desiree Gonzalez
4906 N. Springfield Ave.
#3
Chicago, IL 60625

SEND SUBSEQUENT TAX BILLS TO:

Kevin Rice and Desiree Gonzalez
4906 N. Springfield Ave.
#3
Chicago, IL 60625

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

UNIT 4906-3 IN 4900 SPRINGFIELD CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 7, 8, AND 9 IN BLOCK 4 IN SPIKING'S ADDITION TO ALBANY PARK, BEING A SUBDIVISION OF PART OF BLOCKS 4, 5, 6, 7, AND 8 OF SPIKING'S SUBDIVISION OF THE SOUTHWEST ¼ OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0422519037, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE- AS LIMITED COMMON ELEMENTS AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0422519037.