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WARRANTY DEED ILLINOIS STATUTORY

Doc#: 2122255052 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/10/2021 09:45 AM Pg: 1 of 3

Dec ID 20210801631569
ST/CO Stamp 0-240-122-640 ST Tax \$192.50 CO Tax \$96.25
City Stamp 1-101-437-712 City Tax: \$2,021.25

(The Above Space for Recorder's Use Only)

THE GRANTOR, Leeron Travish, a married man, 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 Sergio Arias, , 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): 13-28-402-043-1007

Property Address: 2743 N Lavergne Ave, Unit #1, Chicago, IL 60641


SUBJECT TO: Covenants, conditions and restrictions of record, private and utility easements and roads and highways, general taxes for the year 2020 and 2021 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

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



Dated this 14th day of April, 2021.



Leeron Travish

REAL ESTATE TRANSFER TAX	07-Aug-2021
 CHICAGO:	1,443.75
CTA:	577.50
TOTAL:	2,021.25 *

13-28-402-043-1007 | 20210801631569 | 1-101-437-712
* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX	07-Aug-2021
 COUNTY:	96.25
 ILLINOIS:	192.50
TOTAL:	288.75

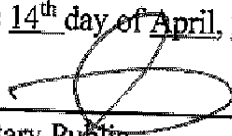
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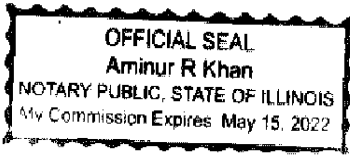
STATE OF ILLINOIS)
) SS,
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Leeron Travish 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 he signed, sealed and delivered in the 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 notarial seal, this 14th day of April, 2021.



Notary Public



THIS INSTRUMENT PREPARED BY
A. Imran Khan, Attorney-at-Law
1000 N. Milwaukee Ave., Suite 203
Chicago, IL 60642

MAIL TO:

Law Office of Hugo A Ortiz
4440 S Ashland
Chicago, IL 60609

SEND SUBSEQUENT TAX BILLS TO:

Sergio Arias
2743 N Lavergne Ave, Unit #1
Chicago, IL 60641

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Exhibit "A" Property Description

Situated in the County of Cook, State of Illinois, to wit:

Parcel 1:

Unit 2743-1 in the Parker Place Condominium, as delineated on a survey of the following described real estate:

Lots 25 and 26 in block 2 in Edward F. Kennedy's Resubdivision of the East 1/2 of the Southeast 1/4 of Section 28, Township 40 North, Range 13, East of the Third Principal Meridian in Cook County Illinois.

Which survey is attached as Exhibit "D" to the Declaration of Condominium recorded September 13, 2006 as Document 0625610022, together with its undivided percentage interest in the common elements.