

# UNOFFICIAL COPY

Atlas Title & Escrow  
File# 4-21-17650  
Date 5-14-2021

Doc# 2122549097 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 08/13/2021 11:42 AM Pg: 1 of 3

Dec ID 20210801634724  
ST/CO Stamp 0-488-146-704 ST Tax \$154.00 CO Tax \$77.00  
City Stamp 1-726-326-544 City Tax: \$1,617.00

## WARRANTY DEED ILLINOIS STATUTORY

Property of Cook County Office

(The Above Space for Recorder's Use Only)

THE GRANTOR Salvador C. Garcia, 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 Elena Soycheva, 1327 W. Columbia, 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): 11-31-208-031-1005



Property Address: 1600 W Greenleaf Ave, Unit #105, Chicago, IL 60626

SUBJECT TO: Covenants, conditions and restrictions of record, ~~private and utility easements and roads and highways~~ *and building lines and easements*, 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).~~ *the year(s).* \*


*\* if any, provided they do not interfere with the use and enjoyment of the real estate.*  
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 13<sup>th</sup> day of April, 2021.

Salvador Garcia  
Salvador C. Garcia

REAL ESTATE TRANSFER TAX		10-Aug-2021
	COUNTY:	77.00
	ILLINOIS:	154.00
	TOTAL:	231.00
11-31-208-031-1005   20210801634724   0-488-146-704		

*\* This is not Homestead Property for the spouse of Salvador C. Garcia*

REAL ESTATE TRANSFER TAX		10-Aug-2021
	CHICAGO	1,155.00
	CTA	462.00
	TOTAL:	1,617.00
11-31-208-031-1005   20210801634724   1-726-326-544		

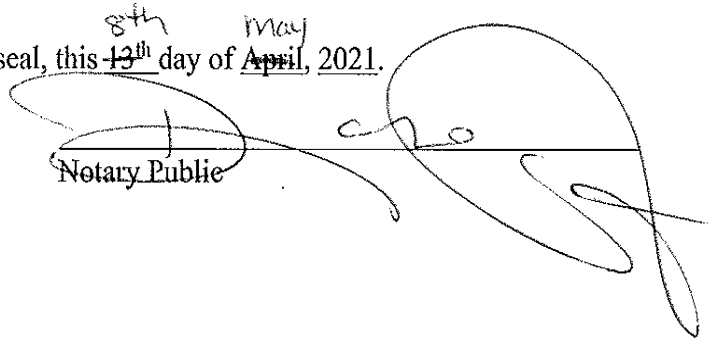
\* Total does not include any applicable penalty or interest due

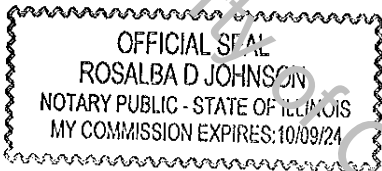
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STATE OF INDIANA )  
 ) SS,  
COUNTY OF LAKE )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Salvador C. Garcia 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 <sup>8th</sup>~~13th~~ day of <sup>May</sup>~~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 Kristan Richards  
2224 Irving Park Rd  
Chicago, IL 60618

SEND SUBSEQUENT TAX BILLS TO:

Elena Stoycheva  
1600 W Greenleaf Ave. Unit #105  
Chicago, IL 60626

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## Exhibit "A" Property Description

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

Unit 105 in the Green Leaf Condominium as delineated on survey of the following described parcel of real estate (hereinafter referred to as "parcel"):

The East 30.0 feet of Lot 18 and all of Lot 19 in Block 16 in Roger's Park, a Subdivision in Sections 31 and 32, Township 41 North, Range 14, East of the Third Principal Meridian, also Lots 1, 2,3 and 4 in the Resubdivision of Lots 20, 21 and 22 in Block 16 in Rogers Park in Sections 31 and 32, Township 41 North, Range 14, East of the Third Principal Meridian, which is attached as Appendix "A" to the Declaration of Condominium Ownership made by American National Bank and Trust Company of Chicago as trustee under trust agreement dated November 1, 1983 and known as Trust Number 59624, recorded in the office of the recorder of deeds of Cook County, Illinois on November 21, 1983 as Document 26869983 and amendment to declaration recorded March 12, 1984 as Document 27001521, together with an undivided percent interest in said parcel (excepting from said parcel, the property and space comprising all the units as defined and set forth in said declaration and survey), all in Cook County, Illinois.