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PRECISION TITLE

Pica D-12903 1/3
WARRANTY DEED

Fee Simple

Mail To:

Nery D Richardson
4258 W. 63rd St.
Chicago, IL 60629

Name & Address of Taxpayer:

Grace Moorehead
2159 N Harlem Ave.
Unit 103
Chicago, IL 60707

Doc#: 2123928540 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/27/2021 03:36 PM Pg: 1 of 2

Dec ID 20210801640601
ST/CO Stamp 0-361-944-848 ST Tax \$123.00 CO Tax \$61.50
City Stamp 1-222-100-752 City Tax: \$1,291.50

The GRANTOR(s) Reynaldo Pena, not married, and Sofia C. Onate Jimenez, not married, for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, CONVEY and WARRANT to Grace Moorehead, as a single woman, the following described Real Estate situated in Cook County, Illinois, commonly known as 2159 N Harlem Ave, Unit 103, Chicago, IL 60707 legally described as:

LEGAL DESCRIPTION

PARCEL 1:

UNIT NUMBER 103 IN 2159 N. HARLEM AVENUE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF REAL ESTATE: LOT 31 (EXCEPT THE SOUTH 17.54 FEET) AND ALL OF LOT 32 IN BLOCK 2 IN CHARLES CHRISTMAN'S SECOND HILLSIDE ADDITION TO MONT CLARE, A SUBDIVISION OF THE WEST 1/3 FEET OF THE SOUTH HALF OF NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, (HEREINAFTER REFERRED TO AS PARCEL) WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM MADE BY CENTRAL NATIONAL BANK TRUST NUMBER 24120 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 23 409 641 TOGETHER WITH 8.25 PERCENT INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY), IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NUMBER

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23315322 AND AS CREATED BY DEED RECORDED AS DOCUMENT NUMBER 24472029 FROM CENTRAL NATIONAL BANK IN CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 26, 1975 AND KNOWN AS TRUST NUMBER 21420 TO CLAUDE T. BROEKEMA AND ANTOINETTE M. BROEKEMA, HIS WIFE, ALL IN COOK COUNTY, ILLINOIS.

Property Address: 2159 N Harlem Avenue, Unit 103, Chicago, Illinois 60707
Property Index No.: 13-31-118-035-1003

Covenants, conditions and restrictions of record; public and utility easements; and general real estate taxes for 2021 and subsequent years, and acts done by or through the buyer.

IN WITNESS WHEREOF, Sellers have signed and sealed this Warranty Deed in the County of Cook, State of Illinois, this 11th day of August, 2021.

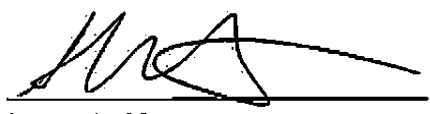

Reynaldo Pena

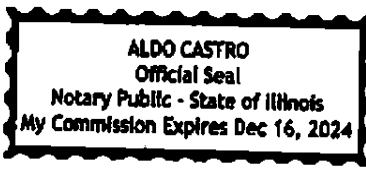

Sofia C. Onate Jimenez

STATE OF ILLINOIS)
) SS
COOK COUNTY)



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that, Reynaldo Pena and Sofia C. Onate Jimenez, 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 acknowledge that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.


Given under my hand and official seal, this this 11th day of August, 2021.


Notary Public



Instrument Prepared By:
Dreyfus Law Group
2040 N Harlem Ave.
Elmwood Park, IL 60707

REAL ESTATE TRANSFER TAX		18-Aug-2021	
	COUNTY:		61.50
	ILLINOIS:		123.00
	TOTAL:		184.50
13-31-118-035-1003		[20210801640601] 0-381-044-848	

REAL ESTATE TRANSFER TAX		18-Aug-2021	
	CHICAGO:		922.50
	CTA:		369.00
	TOTAL:		1,291.50 *
13-31-118-035-1003		[20210801640601] 1-222-100-752	

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