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WARRANTY DEED

THE GRANTOR(S), TIMOTHY HERBERT & JESSICA GONZALES, husband and wife, of 19903 Fiona Avenue, Mokena, Illinois 60448, for and in consideration of TEN (\$10.00) DOLLARS, in hand paid, CONVEY and WARRANT to



Doc# 2124447052 Fee \$88.00
RHSP FEE: \$9.00 RPRF FEE: \$1.00
KAREN A. YARBROUGH
COOK COUNTY CLERK
DATE: 09/01/2021 02:45 PM PG: 1 OF 3

Viviana Martinez, an unmarried person,
of 1500 W Monroe,
Chicago, Illinois

the following described Real Estate situated in the County of COOK, in the State of Illinois, to wit:

Legal Description Attached

Subject to covenants, conditions and restrictions of record; building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the real estate; general real estate taxes not due and payable at the time of closing

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

Permanent Real Estate Index Number: 17-32-217-217-1003

Address of Real Estate: 3420 S. Morgan Street, Unit 2W, Chicago, Illinois 60608

DATED this 28th day of July, 2021.

Timothy Herbert
TIMOTHY HERBERT

(SEAL)

Jessica Gonzales
JESSICA GONZALES

(SEAL)

CT-215A228465247 1 of 2 SWS

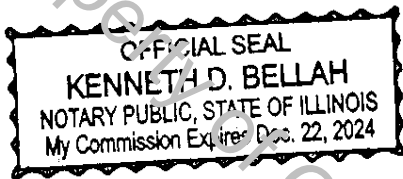
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State of ILLINOIS)
) ss.
County of COOK)

I, the undersigned, a notary public in and for said County, in the State aforesaid. DO HEREBY Certify that, TIMOTHY HERBERT & JESSICA GONZALES, 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 acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of right to homestead.



GIVEN under my hand and official seal, this 28th day of July, 2021.




Kenneth D. Bellah
NOTARY PUBLIC

Commission expires Dec. 22, 2024

This instrument was prepared by: Kenneth D. Bellah - 525 W. Monroe Street, Suite 2360, Chicago, IL 60661
Mail to: The Gunderson Law Firm, LLC - 2155 W. Roosevelt, #1-South Chicago, IL 60618
Send subsequent Tax Bills to: 3420 S. Morgan St. #2W Chicago, IL 60608

REAL ESTATE TRANSFER TAX		09-Aug-2021	
	COUNTY:	185.00	
	ILLINOIS:	370.00	
	TOTAL:	555.00	
17-32-217-217-1003 20210801633174 0-691-637-008			

REAL ESTATE TRANSFER TAX		09-Aug-2021	
	CHICAGO:	2,775.00	
	CTA:	1,110.00	
	TOTAL:	3,885.00 *	
17-32-217-217-1003 20210801633174 0-539-559-696			
* Total does not include any applicable penalty or interest due.			

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LEGAL DESCRIPTION

PARCEL 1:

UNIT 2-W IN THE 3420 SOUTH MORGAN STREET CONDOMINIUM, AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 3 IN A AND M CONSTRUCTION COMPANY'S RESUBDIVISION OF PART OF LOT 13 IN ASSESSORS DIVISION OF THE IN THE NORTHWEST QUARTER AND THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING BETWEEN WEST LINE OF MORGAN STREET AND EAST LINE OF 16 FOOT ALLEY BETWEEN CARPENTER STREET AND ABERDEEN STREET (EXCEPT THEREFROM THE NORTH AND SOUTH 16 FOOT ALLEY BETWEEN MORGAN STREET AND CARPENTER STREET HERETOFORE DEDICATED) IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM MADE BY 3420 MORGAN, LLC DATED JUNE 1, 2008 AND RECORDED JUNE 26, 2008 AS DOCUMENT NUMBER 0817816012 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF THE PARKING SPACE NUMBER P-1 AND GARAGE SPACE, G-1 LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0817816012.

PARCEL 3:

THE EXCLUSIVE RIGHT TO THE USE OF THE BALCONY AND ROOF DECK, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0817816012.

PROPERTY ADDRESS: 3420 S. Morgan Street, Unit 2W, Chicago, Illinois 60608

P.I.N.: 17-32-217-217-1003