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Doc#: 2125312335 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/10/2021 01:01 PM Pg: 1 of 5

Dec ID 20210901662011
ST/CO Stamp 2-046-435-088 ST Tax \$607.50 CO Tax \$303.75
City Stamp 0-745-840-400 City Tax: \$6,378.75

WARRANTY DEED

File No: FD-21-1520

THIS INDENTURE WITNESSETH, that the Grantor(s), Paul Zavala and Lilia H. Zavala, husband and wife, of 645 Green Road, Ann Arbor, MI 48105 of County of Washtenaw and State of Michigan and Marissa Zavala-King f/k/a Marissa Zavala, married to Matthew King, of 1891 Rehm Court, Lisle, IL 60532 of the County of DuPage and State of Illinois for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, CONVEY(S) and WARRANT(S) TO Michael L. Stender, a single man, of 840 W. Blackhawk, Apt. 912, Chicago, IL 60642, County of Cook, State of Illinois, the following described real estate, to-wit:

UNIT NO. 1253 3 WEST IN 1249-53 WEST MELROSE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:
LOTS 1 THROUGH 5, BOTH INCLUSIVE AND PART OF LOT 6, IN BLOCK 5, IN WILLIAM J. GOUDY'S SUBDIVISION OF THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE RIGHT-OF-WAY OF THE CHICAGO, EVANSTON AND LAKE SUPERIOR RAILROAD, AND LYING NORTH OF A LINE 16 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT 6, AND THAT PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE SOUTH LINE OF WEST MELROSE STREET AND LYING EAST OF THE EASTERLY LINE OF BLOCK 5 IN WILLIAM J. GOUDY'S SUBDIVISION OF PART OF THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 20 AFORESAID, AND LYING WEST OF THE WEST LINE OF LOT 3 AND ITS SOUTHERLY EXTENSION IN MELROSE CHICAGO HOMES SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND LYING NORTH OF A LINE 16 FEET SOUTH OF AND PARALLEL WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 3, ALL IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AUGUST 17, 2004 AS DOCUMENT 0423027111, AND AMENDED AS DOCUMENT 0425339006, AND FURTHER AMENDED AS DOCUMENT 0500745084, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, AS SET FORTH IN SAID DECLARATION, AS AMENDED FROM TIME TO TIME.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-15, A LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0423027111, AND AMENDED AS DOCUMENT 0425339006, AND FURTHER AMENDED AS DOCUMENT 0500745084.

Permanent Real Estate Index Number: 14-20-331-066-1019

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Condo
Address of Real Estate: 1253 W. Melrose Street, ~~Unit~~ *Unit* 3W, Chicago, IL 60657



Subject to the following restrictions: a) all taxes and special assessments for the year 2020 and thereafter; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) roads and highways: situated in, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.


Dated this 1st Day of September, 2021.

[Signature]
 Paul Zavala
 Marissa Zavala-King *f/k/a* Marissa Zavala

[Signature]
 Lilia H. Zavala

Matthew King, signing for the sole purpose of waiving any and all homestead rights

REAL ESTATE TRANSFER TAX		10-Sep-2021
		COUNTY: 303.75
		ILLINOIS: 607.50
		TOTAL: 911.25
14-20-331-066-1019 20210901662011 2-043-115-08		

REAL ESTATE TRANSFER TAX		10-Sep-2021
		CHICAGO: 4,556.25
		CTA: 1,822.50
		TOTAL: 6,378.75 *
14-20-331-066-1019 20210901662011 0-745-840-400		

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

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STATE OF MI)
)
COUNTY OF Washtenaw) ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT , Paul Zavala, Lilia H. Zavala and ~~Marissa Zavala-King~~ ~~aka~~ ~~Marissa Zavala~~, personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) 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 7th day of September, 2021.

On September 7, 2021
Paul Zavala and Lilia H Zavala
were present before me

Ranjana Roy
Notary Public

This Instrument was prepared by:
Jennifer K. Schwendener
Petrarca, Gleason, Boyle & Izzo, LLC
5121 Main Street, Suite 3
Downers Grove, IL 60515

RANJANA ROY
Notary Public, State of Michigan
County of Washtenaw
My Commission Expires 03-03-2028
Acting in the County of Washtenaw

Future Tax Bills to:
Michael L. Stender
1253 W. Melrose Street, Unit 3W
Chicago, IL 60657

After recording return document to:
Sarah Sutton
Sutton Law
333 South Washtenaw Ave.
Suite 2700
Chicago, IL 60604

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Permanent Real Estate Index Number: 14-20-331-066-1019

Address of Real Estate: 1253 W. Melrose Street, Unit 3W, Chicago, IL 60657

Subject to the following restrictions: a) all taxes and special assessments for the year 2020 and thereafter; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) roads and highways; situated in, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 7th Day of September, 2021.

Paul Zavala

Marissa King f/k/a Marissa Zavala
Marissa Zavala-King f/k/a Marissa Zavala

Lilia H. Zavala

Matthew King
Matthew King, signing for the sole purpose of waiving any and all homestead rights

Property of Cook County Clerk's Office

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STATE OF Illinois)
)
COUNTY OF DuPage) ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT, ~~Paul Zavala, Lilla H. Zavala and~~ Marissa Zavala-King f/k/a Marissa Zavala, personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) 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 7th day of September, 2021.



Jill C. Coyne
Notary Public

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