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Doc# 2126542016 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/22/2021 09:42 AM PG: 1 OF 5

--- Above Space For Recorder's Use ---

Warranty Deed

Grantors, Ricardo Estrada and Nancy Estrada, husband and wife, and Nadia Estrada, a single person for and in consideration of Ten Dollars (\$10.00) in hand paid and other good and valuable consideration, CONVEY AND WARRANT to Grantee, Brittney Martin, a single person, of Chicago, Illinois, the described Real Estate situated in the County of Cook, State of Illinois, to wit:

UNIT 612 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE METRO CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED MAY 30, 2003 AS DOCUMENT NO. 0315027090, AS AMENDED FROM TIME TO TIME, IN SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXCLUSIVE RIGHT TO THE USE OF LIMITED COMMON ELEMENTS KNOWN AS PARKING SPACE NO. 120, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION RECORDED AS DOCUMENT NO. 0315027090, AS AMENDED FROM TIME TO TIME.

EASEMENT FOR THE BENEFIT OF PARCELS ONE AND TWO FOR INGRESS AND EGRESS AS CONTAINED IN DECLARATION RECORDED AS DOCUMENT NO. 0315034085.

SUBJECT TO: (a) General real estate taxes not due and payable on the date of execution of this Deed; (b) zoning and building laws and ordinances; (c) building lines and easements of record; (d) covenants, conditions and restrictions of record; and (e) acts done or suffered by Grantee.

PIN #: 17-17-105-070-1071

Address of Real Estate: 1200 W. Monroe St., Unit 612 Chicago, IL 60607

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

SIGNATURE(S) TO FOLLOW:

S Y
P 5
S Y-1
SC
INT R

CT# 219575811514H 1d2 LAR

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This Warranty Deed is dated as of this 23 day of August, 2021.

[Signature]
Ricardo Estrada

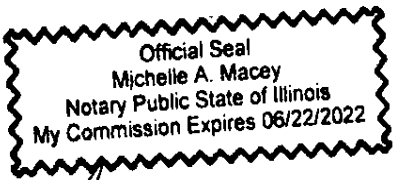
[Signature]
Nancy Estrada

[Signature]
Nadia Estrada

State of IL)
County of COOK) SS:

I, the undersigned, a notary public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that **Ricardo Estrada**, 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 the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 23 day of August, 2021

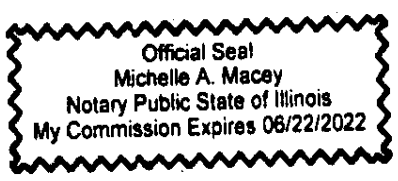


[Signature]
Notary Public

State of IL)
County of COOK) SS:

I, the undersigned, a notary public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that **Nancy Estrada**, 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 the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 23 day of August, 2021



[Signature]
Notary Public

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State of IL)
County of Cook) SS:

I, the undersigned, a notary public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that **Nadia Estrada**, 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 the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 28 day of August, 2021



Michelle Macey
Notary Public

| | |
|--|---|
| Mail to: KENT NOVIT, FX 100 N. LA SALLE ST SUITE 1700 CHICAGO, IL 60602 | Send Tax Bills to: BRITTNEY MARTIN 1200 W. MONROE ST SUITE UNIT 612 CHICAGO, IL 60607 |
|--|---|

Document Prepared by:

Michelle Macey
10970 S. Prospect Ave.
Chicago, IL 60643
312-405-7653

Cook County Clerk's Office

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|----------|------------|
| CHICAGO: | 2,887.50 |
| CTA: | 1,155.00 |
| TOTAL: | 4,042.50 * |

17-17-105-070-1071 | 20210801657687 | 0-354-310-928
 Total does not include any applicable penalty or interest due.

COOK COUNTY CLERK OFFICE
 RECORDING DIVISION
 118 N. CLARK ST. ROOM 120
 CHICAGO, IL 60602-1387

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Property of Cook County Clerk's Office

UNOFFICIAL COPY



17-17-105-070-1071

| 20210801657687

| 1-856-818-960

| | |
|-----------|--------|
| COUNTY: | 192.50 |
| ILLINOIS: | 385.00 |
| TOTAL: | 577.50 |

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Property of Cook County Clerk's Office

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