

113

759093

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2127710037D

WARRANTY DEED
ILLINOIS STATUTORY

Doc# 2127710037 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 10/04/2021 11:35 AM PG: 1 OF 5

Citywide Title Corporation
111 W. Washington Street
Suite 1280
Chicago IL 60602

Property of Cook County Clerk's Office

THE GRANTOR(S)

Margarita MV
Norbert Valencia and ~~Marbarita~~ Valencia, husband and wife

of the City of Chicago, County of Cook, State of IL for and in consideration of \$10.00 (Ten and 00/100) dollar(s), and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to

Jesse Quezada, an unmarried man

of 4839 N. Seeley Chicago IL 60625, of the County of Cook, all interest in the following described Real Estate situated in the County of cook in the State of Illinois, to wit:

See Exhibit "A" attached hereto and made a part hereof

Subject to covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and 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(s): 13-11-419-029-1004 + *B-11-419-030-1001*

Address(es) of Real Estate: 4944 N Kimball Ave Unit 4E, Chicago, IL 60625

Dated this 20th day of August, 2021. *19th day of August 2021 NV - MV*

Norbert Valencia

Margarita Valencia

This property is not homestead as to the Grantor(s)

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STATE OF IL COUNTY OF Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT

Norbert Valencia and Margarita Valencia

personally known to me to be the same person(s) whose name(s) 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 the right of homestead.

Given under my hand and official seal, this 19th day of August, 2021.

[Signature] (Notary Public)



Prepared by:

Steven J. Hurtuk
790 Royal Saint George Drive Ste. 141#150
Naperville, IL 60563

Mail to
Jesse Puffada
4941 Kimball Ave, #4E
Chicago IL 60625

Name and Address of Taxpayer:

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File No: 759093

EXHIBIT "A"**PARCEL 1:**

UNIT 4944-4E IN THE KIMBALL ARMS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PANEL OF REAL ESTATE:

LOTS 1,2 AND 3 AND THE NORTH 9 FEET OF LOT 4 IN BLOCK 74 IN NORTHWEST LAND ASSOCIATION SUBDIVISION OF THE WEST HALF OF BLOCKS 22 AND 27 AND ALL OF BLOCKS 23, 24 AND 26 IN JACKSON'S SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, WITH BLOCKS 1 AND 8 AND BLOCK 2 (EXCEPT THE EAST 1 ACRE THEREOF) IN CLARK'S SUBDIVISION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,

WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0510339070, TOGETHER WITH SAID UNIT'S UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE OF STORAGE SPACE NO. 23 AS A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0510339070.

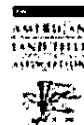
PARCEL 3:

UNIT NO. PU-1 IN KIMBALL ARMS PARKING CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: RIVER LOT "B" IN BLOCK 74 IN NORTHWEST LAND ASSOCIATION'S SUBDIVISION OF THE WEST HALF OF BLOCKS 22 AND 27, ALL OF BLOCK 23,24, AND 26 IN JACKSON'S SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, WITH BLOCKS 1 TO 8 AND BLOCK 2 (EXCEPT THE EAST 1 ACRE THEREOF) IN CLARKE'S SUBDIVISION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0628339030, TOGETHER WITH SAID UNIT'S UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.

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Commitment for Title Insurance (8-1-2016)

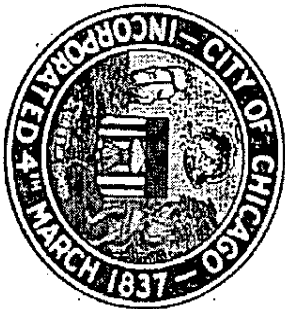
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Pin: 13-11-419-029-1004
13-11-419-030-1001

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REAL ESTATE TRANSFER TAX

28-Sep-2021



CHICAGO:	1,717.50
CTA:	687.00
TOTAL:	2,404.50 *

13-11-419-029-1004 | 20210901683891 | 0-045-420-688

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

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REAL ESTATE TRANSFER TAX

28-Sep-2021



COUNTY:	114.50
ILLINOIS:	229.00
TOTAL:	343.50

13-11-419-029-1004

20210901683891

0-840-306-832

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