



**WARRANTY DEED**

THE GRANTOR,

**TERESA RUBIO (formerly known as TERESA GUTIERREZ), married to SAM RUBIO\***

Doc# 2131208012 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 11/08/2021 10:02 AM PG: 1 OF 3

\*Sam Rubio is signing for purposes of waiving homestead only.

of the City of Chicago, County of Cook, State of Illinois, for and in consideration of - Ten (\$10.00) - DOLLARS, and other good and valuable consideration, in hand paid, **CONVEYS** and **WARRANTS** to:

<sup>M.</sup>**MICHAEL WALKER**, an unmarried man

all right, title and 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 by this reference made a part hereof.

**SUBJECT TO:** General real estate taxes for 2021 and subsequent years; covenants, conditions and restrictions of record; and building lines and easements, if any, provided they do not interfere with the use of the premises as a residential condominium; the terms and provisions of the Declaration of Condominium and Bylaws for the 21 East 26<sup>th</sup> Street Condominium and any amendments thereto ("Declaration"); public and utility easement established by or implied from the Declaration or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Illinois Condominium Act; installments due after the date of Closing of general assessments established pursuant to the Declaration.

Permanent Index Number (PIN): 17-27-300-060-1002

Address(es) of Real Estate: 21 E. 26<sup>th</sup> Street, Unit 2, Chicago, IL 60616

**THIS INSTRUMENT WAS PREPARED BY:**

Angela J. Kopp  
Thomas T. Boundas & Associates  
6428 Joliet Road, Suite 204  
Countryside, IL 60525

S Y  
P 9  
S Y-1  
SC  
INT R

# UNOFFICIAL COPY

Grantors hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

DATED this 24 day of October, 2021

Teresa Rubio (SEAL)  
**TERESA RUBIO (formerly known as TERESA GUTIERREZ)**

Sam Rubio (SEAL)  
**SAM RUBIO (for purposes of waiving homestead only)**

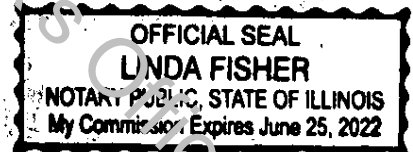
STATE OF Illinois )  
COUNTY OF Cook ) SS.

I, Linda Fisher, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **TERESA RUBIO (formerly known as TERESA GUTIERREZ)** and **SAM RUBIO**, 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.

GIVEN under my hand and official seal this 26<sup>th</sup> day of October, 2021.

Linda Fisher  
Notary Public

Commission Expires June 25, 2022



**AFTER RECORDING, MAIL TO:**

Suite Annette Jones  
1400 Cicero, Suite 2E  
Cook Forest, IL 60452

**SEND SUBSEQUENT TAX BILLS TO:**

Michael M. Walker  
21 E. 26th Street, Apt. 2  
Chicago, IL 60616-4785

# UNOFFICIAL COPY

## EXHIBIT "A"

### Legal Description

**PARCEL 1:**

**UNIT 2 IN 21 EAST 26TH STREET CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:**



**THE EAST 26 FEET OF THE WEST 52 FEET OF LOT 15 IN ASSESSOR'S DIVISION OF BLOCKS 81 AND 82 EXCEPT THE WEST 1/2 OF LOT 8 IN CANAL TRUSTEES SUBDIVISION OF THE WEST 1/2 OF SECTION 27, TOWNSHIP 39 NORTH RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;**


**WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0622618010 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS AMENDED FROM TIME TO TIME. ALL IN COOK COUNTY, ILLINOIS.**

**PARCEL 2:**

**THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-5, A LIMITED COMMON ELEMENT, AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM AFORESAID RECORDED AS DOCUMENT 062218010.**

Permanent Index Number (PIN): 17-27-300-060-1002  
 Address(es) of Real Estate: 21 E. 26<sup>th</sup> Street, Unit 2, Chicago, IL 60616

REAL ESTATE TRANSFER TAX		03-Nov-2021
	COUNTY:	137.50
	ILLINOIS:	2,500.00
	TOTAL:	412.50
17-27-300-060-1002   20211001621505   0-223-284-368		

REAL ESTATE TRANSFER TAX		03-Nov-2021
	CHICAGO:	2,062.50
	CTA:	825.00
	TOTAL:	2,887.50 *

17-27-300-060-1002 | 20211001621505 | 1-778-257-040  
 \* Total does not include any applicable penalty or interest due.