

# UNOFFICIAL COPY

Doc#: 2132606197 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 11/22/2021 08:20 AM Pg: 1 of 3

Dec ID 20211101644447  
ST/CO Stamp 0-169-688-208 ST Tax \$550.00 CO Tax \$275.00  
City Stamp 1-914-518-672 City Tax: \$5,775.00

## Warranty Deed

77941 1/2

*Above Space for Recorder's Use Only*

THE GRANTORS, **SUSAN M. GALVIN**, unmarried, AND **LORI ANN BECK**, unmarried, of the City of Chicago, State of Illinois, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, CONVEY AND WARRANT TO GRANTEEES, **MICHAEL REYES AND CHUTIMAPORN REYES**, husband and wife, of the City of Chicago, State of Illinois, not as tenants in common or as joint tenants but as tenants by the entirety, the following described Real Estate situated in the City of Chicago, County of Cook, State of Illinois, to wit:

SEE ATTACHED EXHIBIT A

SUBJECT TO: General real estate taxes for 2021 and subsequent years; covenants, conditions and restrictions of record; building lines and easements, if any; and public and utility easements;

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

Permanent Real Estate Tax Number: 14-08-301-046-1001

Address of Real Estate: 1453 W. Foster Ave., Unit 1N, Chicago, IL 60640

Dated: 10-30-2021, 2021



Susan M. Galvin



Lori Ann Beck

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STATE OF Illinois )  
 )  
COUNTY OF COOK ) SS

I, the undersigned, a Notary Public in and for said County and State, DO HEREBY CERTIFY that **SUSAN M. GALVIN AND LORI ANN BECK**, personally known to me to be the same individuals whose names are subscribed to the foregoing instrument, appeared before me this 30th day of October, 2021, 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 on 10-30, 2021:

Cindy Velazquez  
Notary Public



My Commission expires: 12-10-2024

Prepared By:  
Collins & Burton, Ltd.  
1300 W. Belmont Ave., Ste. 405  
Chicago, Illinois 60657

After Recording Return to:

Reyes  
1453 W. Foster Ave, #1N  
Chicago, IL 60640

Send Subsequent Tax Bills to:

Reyes  
1453 W. Foster Ave, #1N  
Chicago, IL 60640

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## Exhibit A

### Legal Description

#### PARCEL 1:

UNIT 1N IN THE 1453 WEST FOSTER CONDOMINIUM AS DEPICTED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE WEST 33 1/3 FEET (EXCEPT THE SOUTH 8 FEET TAKEN FOR ALLEY) OF LOT 11 IN BROWN'S SECOND ADDITION TO ARGYLE, A SUBDIVISION OF THAT PART OF THE NORTH 6.52 CHAINS OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE CENTER LINE OF CLARK STREET IN COOK COUNTY, ILLINOIS;

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED JUNE 3, 2016 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 1615519049, AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF GARAGE SPACE NUMBER G-2, A LIMITED COMMON ELEMENT "(LCE)", AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED JUNE 3, 2016 AS DOCUMENT NUMBER 1615519049.