

# UNOFFICIAL COPY

P721-78065

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Doc#: 2132704066 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 11/23/2021 08:15 AM Pg: 1 of 2

## WARRANTY DEED

Dec ID 20211101639038  
ST/CO Stamp 0-336-698-512 ST Tax \$140.00 CO Tax \$70.00  
City Stamp 2-081-135-760 City Tax: \$1,470.00

THE GRANTOR, AD HOC PROPERTIES, LLC, an Illinois Limited Liability Company, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN DOLLARS and other good and valuable considerations in hand paid, CONVEYS and WARRANTS to Christian M. Blancas, single man and Maria I. Blancas Garcia, a married woman, of Chicago, Illinois, not as Tenants in Common, but as Joint Tenants, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See reverse for legal description

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: 13-01-206-033-1003

Address of Real Estate: 6320 N. Artesian Ave., Unit 104, Chicago, Illinois 60659

Dated this 9<sup>th</sup> day of November, 2021

Sarah B Schloff (SEAL)  
SARAH B. SCHLOFF, as sole Managing Member  
of Ad Hoc Properties, LLC

State of Illinois, County of Cook, ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Sarah B. Schloff, Sole Managing Member of Ad Hoc Properties, LLC, 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 she signed, sealed and delivered the said instrument as her 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 9<sup>th</sup> day of November, 2021



[Signature]  
NOTARY PUBLIC

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## Legal Description

Unit Number 104 in 6316-20 North Artesian Condominium, as delineated on a survey of the following described real estate:

Lots 12 and 13 in Devon Artesian Subdivision of the West 1/2 of the West 1/2 of the Northeast 1/4 of the Northeast 1/4 of the Northeast 1/4 of Section 1, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois;

Which survey is attached as exhibit "A" to the Declaration of Condominium filed as document number LR3095257; together with its undivided percentage interest in the common elements.

SUBJECT ONLY TO: COVENANTS, CONDITIONS, AND RESTRICTIONS OF RECORD; PUBLIC AND UTILITY EASEMENTS; ACTS DONE BY OR SUFFERED THROUGH BUYER; ~~ALL SPECIAL GOVERNMENTAL TAXES OR ASSESSMENTS CONFIRMED AND UNCONFIRMED;~~ HOMEOWNERS OR CONDOMINIUM ASSOCIATION DECLARATION AND BYLAWS, IF ANY; AND GENERAL REAL ESTATE TAXES NOT YET DUE AND PAYABLE AT THE TIME OF CLOSING.

This instrument was prepared by: Mary Barrett Kirby  
 A torney at Law  
 Manor Law, LLC  
 4669 N. Manor Ave.  
 Chicago Illinois 60625

Mail to: Marek Loza  
 Loza Law, LLC  
 2340 S. River Road, Suite 120  
 Des Plaines, Illinois 60018

Send subsequent tax bills to: Christian M. Blancas &  
 Maria I. Blancas Garcia  
 6320 N. Artesian Ave., Unit 104  
 Chicago, Illinois 60659