

UNOFFICIAL COPY

1 of 2
PTL 79461

Doc#: 2203247003 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/01/2022 09:23 AM Pg: 1 of 2

Dec ID 20220101600725
ST/CO Stamp 0-903-798-416 ST Tax \$300.00 CO Tax \$150.00
City Stamp 1-440-669-328 City Tax: \$3,150.00

WARRANTY DEED

THIS INDENTURE WITNESSETH, that the Grantor(s), Maria Gargano, a single woman, of Shoals, IN for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, CONVEY(S) and WARRANT(S) TO Kyle MacCracken, a single man, of Chicago, IL of the following described real estate, to-wit:

UNIT 407 AND PARKING SPACE 2, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN ARTIST VILLAGE LOFTS CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AUGUST 29, 2000 AS DOCUMENT 00670540, AS AMENDED FROM TIME TO TIME, IN THE WEST 1/2 OF SECTION 36 TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 13-36-228-041-1034 and 13-36-228-041-1041

Address of Real Estate: 2735 W. Armitage Avenue, Unit 407, Chicago, IL 60647

Subject to the following restrictions: a) all taxes and special assessments for the year 2021 and thereafter; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) roads and highways; situated in, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

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Dated this 11th Day of JANUARY, 2022

Maria Gargano

Maria Gargano

STATE OF Indiana)

COUNTY OF Lawrence) ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT, Maria Gargano, personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, 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 Notarial Seal this 11 day of Jan, 2022

[Signature]

This Instrument was prepared by:

Watkins Legal Group
915 Harger Road, Suite 300
Oak Brook, IL 60523



Future Tax Bills to:

Kyle MacCracken
2735 W. Armitage Unit 407
Chicago IL 60647

After recording return document to:

Kyle MacCracken
2735 W. Armitage unit 407
Chicago IL 60647