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Doc# 2203306424 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/02/2022 02:48 PM Pg: 1 of 2

WARRANTY DEED

THE GRANTOR, SAMUEL J. PAVLOVCIK, married to Natasha Pavlovcik, 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, CONVEY and WARRANT to Joy Brown, a single woman, of the City of Chicago, County of Cook, State of Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

Dec ID 20220101697832
ST/CO Stamp 1-825-694-096 ST Tax \$320.00 CO Tax \$160.00
City Stamp 1-504-764-304 City Tax: \$3,360.00

See attached legal description.

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

THIS IS NOT HOMESTEAD PROPERTY

Permanent Real Estate Index Number: 20-03-208-044-1003

Address of Real Estate: 769 E. Oakwood Blvd., Unit 3, Chicago, Illinois 60653

Dated this 13 day of January, 2022

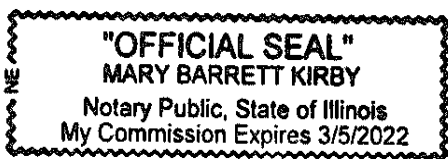
[Signature] (SEAL)
SAMUEL J. PAVLOVCIK

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 Samuel J. Pavlovcik, 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 he signed, sealed and delivered the said instrument as his 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 13th day of January, 2022

[Signature]
NOTARY PUBLIC



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Legal Description

PARCEL 1: UNIT 3 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 769 EAST OAKWOOD CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0421944073, IN THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE NO. P-3, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

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
Manor Law, LLC
4669 N. Manor Ave.,
Chicago, Illinois 60625

Mail to:

Nathan Sandoval
Attorney at Law
11531 Swinford Ln.,
Mokena, Illinois 60448

Send subsequent tax bills to:

Joy Brown
769 E. Oakwood Blvd., Unit 3,
Chicago, Illinois 60653