

UNOFFICIAL COPY

Doc#: 2206907117 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/10/2022 06:52 AM Pg: 1 of 4

Greater Illinois Title Co.
120 North LaSalle St., #900
Chicago, IL 60602

Dec ID 20220201622647
ST/CO Stamp 1-053-590-928 ST Tax \$228.00 CO Tax \$114.00
City Stamp 0-794-559-888 City Tax: \$2,394.00

GIT File #: 41065966G

(1/2)

RECORDING COVER SHEET

Cook County Recorder

TYPE OF DOCUMENT: Warranty Deed

Re.: PARCEL 1: UNIT 412-D TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN PARK AVENUE LUXURY CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0620534081, AS AMENDED, IN SECTION 30, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE USE FOR PARKING AND STORAGE PURPOSES IN AND TO PARKING SPACE NO. P-64, AND STORAGE SPACE NO. S-64, LIMITED COMMON ELEMENTS, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS

Property address: 6560 West Diversey Avenue, Unit 412D, Chicago, IL 60707
Tax Number: 13-30-228-021-1120

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WARRANTY DEED

The GRANTORS, Charles P. Lagumbay and Delsa Lagumbay, as husband and wife, of the City of Kentfield, County of Marin, State of California for and in consideration of TEN AND 00/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand, CONVEYS and WARRANTS to Luis E. Ortiz, of the City of Chicago, County of Cook, State of Illinois, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

4110659660 A1 1/2

PARCEL 1: UNIT 412-D TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN PARK AVENUE LUXURY CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0620534081, AS AMENDED, IN SECTION 30, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

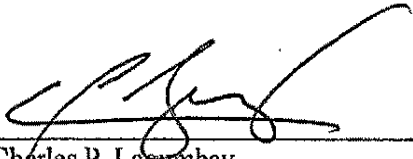
PARCEL 2: EXCLUSIVE USE FOR PARKING AND STORAGE PURPOSES IN AND TO PARKING SPACE NO. P-64, AND STORAGE SPACE NO. S-64, LIMITED COMMON ELEMENTS, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 13-30-228-021-1120
Address of Real Estate: 6560 W. Diversey Ave, Unit 412D, Chicago, IL 60707

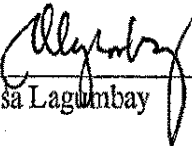
SUBJECT TO: General real estate taxes for the year of 2021 and thereafter, to all instruments, covenants, restrictions, conditions, exceptions and liens of record, and subject to the rights or claims of parties in possession under recorded leases, applicable zoning laws, ordinances, regulations or subdivision indentures, and any facts or exceptions which an accurate survey or inspection of the above described Property would show.

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



DATED this 9th day of February, 2022




Charles P. Lagumbay



Delsa Lagumbay

REAL ESTATE TRANSFER TAX		01-Mar-2022
	COUNTY:	14.00
	ILLINOIS:	28.00
	TOTAL:	42.00
13-30-228-021-1120 20220201622647 1-053-590-921		

REAL ESTATE TRANSFER TAX		01-Mar-2022
	CHICAGO:	1,710.00
	CTA:	684.00
	TOTAL:	2,394.00 *
13-30-228-021-1120 20220201622647 0-794-559-888		
* Total does not include any applicable penalty or interest due.		

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State of _____)
County of _____) SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that _____, personally known to me as the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledge that they signed, sealed, and delivered 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, this _____ day of February, 2022.

SEE ATTACHED



(Notary Public)

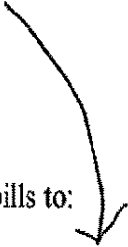
Prepared by: STEPHANIE L. GERSCH
4964 N. Merrimac Avenue
Chicago, IL 60630

Mail recorded instrument to:

SAME

Send subsequent tax bills to:

Luis E. Ortiz
6560 W. Diversey Avenue
Unit 412D
Chicago, IL 60707



Property of Cook County Clerk's Office

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Marin)

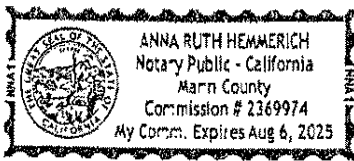
On 2/9/2022 before me, Anna Ruth Hemmerich, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Delsa Lagumbay and Charles P. Lagumbay
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Signer's Name: _____
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 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____