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Chicago Title Insurance Company

Warranty DEED
ILLINOIS STATUTORY

Doc# 2207717101 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/18/2022 11:46 AM Pg: 1 of 3

Dec ID 20220301648323
ST/CO Stamp 0-952-765-840 ST Tax \$500.00 CO Tax \$250.00
City Stamp 0-142-151-056 City Tax: \$5,250.00

CT 226589520184 P
10/2

THE GRANTOR(S), Luke Fernandes, an unmarried man, of the State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, convey(s) and warrant(s) to Clifford Maurer of the County of Cook, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

* an unmarried person

SEE ATTACHED LEGAL DESCRIPTION EXHIBIT "A"

SUBJECT TO: Covenants, conditions and restrictions of record which do not adversely affect the Buyer's use and occupancy of the property as a residential home and general real estate taxes which are not yet due and payable at the time of Closing.

Permanent Real Estate Index Number(s): 14-31-319-047-1033; 14-31-319-047 1085

Address of Real Estate: 2333 W Saint Paul Avenue, Unit 218, Chicago, IL 60647

Chicago Title

[SIGNATURE ON NEXT PAGE]

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Dated this 5th day of March, 2022

[Signature]

Luke Fernandes (SEAL)

STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Luke Fernandes, personally known to me to be the person(s) whose name(s) 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 herein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 5th day of March, 2022

[Signature]

(Notary Public)



Prepared By:

William Lundgren
Zabel Law, LLC
55 W. Monroe St. Ste. 3330
Chicago, IL 60603

Mail To: after Recording:

~~Shane Mowery~~
~~14310 S Jefferson Avenue~~
~~Orland Park, IL 60462~~
~~(773) 278-9900~~
~~smowery@mowerylaw.com~~

same →

Names and Addresses of Taxpayers:

Clifford Maurer
2333 W Saint Paul Avenue, Unit 218
Chicago, IL 60647

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EXHIBIT "A"

LEGAL DESCRIPTION

UNITS 218 AND P-3 IN THE ST. PAUL LOFTS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED LAND:

CERTAIN LOTS AND PORTIONS OF CERTAIN LOTS IN ISHAM S RESUBDIVISION OF PART OF BLOCKS 3, 4, AND 5 IN ISHAM S SUBDIVISION OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 LYING SOUTHWEST OF MILWAUKEE AVENUE OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED JUNE 18, 1997 AS DOCUMENT NUMBER 97434568 AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUN

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