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Doc#: 2207721287 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/18/2022 01:15 PM Pg: 1 of 4

Dec ID 20220301650775
ST/CO Stamp 1-940-852-112 ST Tax \$115.00 CO Tax \$57.50



Chicago Title Insurance Company

WARRANTY DEED ILLINOIS STATUTORY

Handwritten notes: AA 1997 NL MS 922 LG, 2/10/1

Property of Cook County Clerk's Office

THE GRANTOR(S), Hilda Martinez, a married person, of the City of Northlake, County of Cook, 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 Luz Maria Aguilar, Individual, (GRANTEE'S ADDRESS) 11250 Barry Avenue, Melrose Park, Illinois 60160 of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit 'A' attached hereto and made a part hereof

THIS IS NOT HOMESTEAD PROPERTY

SUBJECT TO: covenants, conditions and restrictions of record, general taxes for the year 2022 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) 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(s): 12-30-402-058-1007
Address(es) of Real Estate: 20 King Arthur Court Unit # 7, Northlake, Illinois 60164

Dated this 12th day of March, 2022

Hilda Martinez
Hilda Martinez

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STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Hilda Martinez, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, 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 official seal, this 12th day of March, 2022



S. Ferrera (Notary Public)

Prepared By: Luis Martinez - Attorney at Law
4111 West 63rd Street
Chicago, Illinois 60629-5007

Mail To:
Theresa Panzica - Attorney at Law
2510 West Irving Park
Chicago, Illinois 60618

Name & Address of Taxpayer:
Luz Maria Aguilar
11250 Barry Ave
Melrose Park IL, 60160

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EXHIBIT 'A' Legal Description

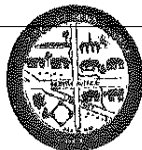
PARCEL 1:

UNIT NUMBER 7 IN KING ARTHUR COURT CONDOMINIUMS-BUILDING NO. 20, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 20 IN KING ARTHUR APARTMENTS OF NORTHLAKE, BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 23, 1999 AS DOCUMENT NUMBER 09192696; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AND THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE 7 AND STORAGE SPACE S-7, LIMITED COMMON ELEMENTS.

PARCEL 2:

EASEMENTS IN FAVOR OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF EASEMENTS AND EXHIBIT "1" THERETO ATTACHED DATED NOVEMBER 23, 1962 AND RECORDED NOVEMBER 23, 1962 AS DOCUMENT 18653754 MADE BY OAK PARK TRUST AND SAVINGS BANK AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 1, 1962 KNOWN AS TRUST NUMBER 4115, DECLARATION OF EASEMENTS OF EASEMENTS MADE BY TRUST NO. 4115 AFORESAID RECORDED AS DOCUMENT 18844303 AND AS MODIFIED BY DOCUMENT 18922388, AND DECLARATION OF EASEMENTS MADE BY ARTHUR J. ALLEN AND ELIZABETH W. ALLEN, RECORDED AS DOCUMENT 18844304, AS AMENDED FROM TIME TO TIME AND MODIFIED BY DOCUMENT 18922389 FOR THE BENEFIT OF PARCEL 1 AFORESAID FOR INGRESS AND EGRESS.

CITY
OF
NORTHLAKE



TRANSFER
STAMP

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CITY OF NORTHLAKE DEPARTMENT OF BUILDING AND INSPECTIONAL SERVICES

CERTIFICATE OF COMPLIANCE

TO WHOM THIS MAY CONCERN:

RE: 20 KING ARTHUR CT #7, Northlake, Illinois

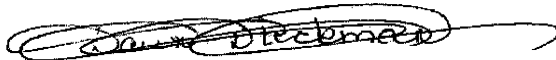
This shall serve to certify the above-captioned property has been inspected by the undersigned in accordance with Ordinance Nos. 0-18-92 and 0-20-92, of the City of Northlake, Illinois;

Further, that said inspection revealed the building to meet all applicable building and zoning regulations.

(By virtue of the issuance of said "Certificate of Compliance," the City of Northlake does not guarantee the subject premises to be free of mechanical or structural defects and the City shall not be responsible or liable for any claims arising from such defects.)

This "Certificate of Compliance" issued .

Signed:



THIS PROPERTY IS ZONED R-3C GENERAL RESIDENCE DISTRICT