

# UNOFFICIAL COPY



Doc# 2209628053 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/06/2022 11:07 AM PG: 1 OF 5

**PREPARED BY:**

The Law Offices of Paul A. Youkhana  
4819 Main St., Ste D  
Skokie, Illinois 60077

**MAIL TAX BILL TO:**

Abigail Goncar & Cyrus Lambotte  
1843 W. North Ave Apt 2W  
Chicago IL 60622

**MAIL RECORDED DEED TO:**

Prædium Law  
111 W. Jackson Blvd, Suite 1700  
Chicago, IL 60604

763440

1 of 2

**GENERAL WARRANTY DEED**  
**Statutory (Illinois)**

THE GRANTOR(S), ALEXANDRA A. GARZA and JAY M. RICKER, wife and husband, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANTS to Abigail Goncar and Cyrus Lambotte\* of 369 W. Grand Ave, Apt 1301 Chicago all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

\*two single people

**LEGAL DESCRIPTION:**

PARCEL 1: UNIT 2W IN THE 1843-47 W. NORTH CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOTS 5 AND 6 IN BLOCK 2 IN PICKETT'S SECOND ADDITION TO CHICAGO IN THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS, WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0716222035, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO USE PARKING SPACE G-1, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NO. 0716222035.

PERMANENT INDEX NUMBER(S): 17-06-201-029-1004

PROPERTY ADDRESS: 1843 W. North Ave, APT 2W, Chicago, Illinois 60622

SUBJECT TO the general taxes for the year of 2021 and thereafter, Condominium declaration & bylaws, all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations; and, building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said Grantor, either in law or equity, for the Grantees' use, benefit and own behalf forever.

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

S Y  
P 5  
S Y-1  
SC \_\_\_\_\_  
INTA A

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In WITNESS, WHEREOF the GRANTOR(s) aforesaid has/have hereunto set his/her/their hand(s) and seal(s) on the date stated herein.

Dated this 4<sup>th</sup> day of March, 2022

Alexandra A. Garza  
ALEXANDRA A. GARZA

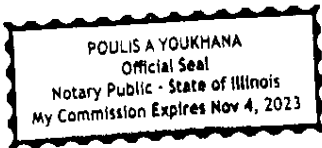
Jay M. Ricker  
JAY M. RICKER

STATE OF ILLINOIS  
COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that ALEXANDRA A. GARZA and JAY M. RICKER, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/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 4<sup>th</sup> day of March, 2022

[Signature]  
Notary Public



My Commission expires: November 4, 2023

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File No: 763440

## EXHIBIT "A"

### PARCEL 1:

UNIT 2W IN THE 1843-47 W. NORTH CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY: LOTS 5 AND 6 IN BLOCK 2 IN PICKETT'S SECOND ADDITION TO CHICAGO IN THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS, WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0716222035, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

### PARCEL 2:

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Pin: 17-06-201-029-1004

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.*

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**REAL ESTATE TRANSFER TAX**

09-Mar-2022



<b>CHICAGO:</b>	3,825.00
<b>CITA:</b>	1,530.00
<b>TOTAL:</b>	5,355.00*

17-06-201-029-1004 | 20220301641788 | 0-783-148-432

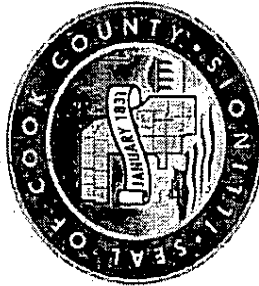
\* Total does not include any applicable penalty or interest due

Property of Cook County Clerk's Office

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**REAL ESTATE TRANSFER TAX**

09-Mar-2022



**COUNTY:**  
**ILLINOIS:**  
**TOTAL:**

255.00  
510.00  
765.00

17-06-201-029-1004

20220301641788

2-049-709-456

Property of Cook County Clerk's Office