

UNOFFICIAL COPY

Doc#: 2211947076 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/29/2022 11:59 AM Pg: 1 of 2

WARRANTY DEED

Statutory (Illinois)

THE GRANTORS:

**FEDERICO MASIAS and
CARMEN ADRIANA MASIAS,**

husband and wife,

of the City of Chicago,

State of Illinois, for and in

consideration of Ten and

no/100 Dollars (\$10.00) in hand

paid, and other good and valuable

consideration, CONVEY and WARRANT to

**MICHAEL SHANE ROLAND, a married man of 6517 N. Newgard Ave # 2B
Chicago, IL** the following described Real Estate situated in the County of Cook, in the
State of Illinois, to wit: 60626

SEE LEGAL DESCRIPTION ATTACHED

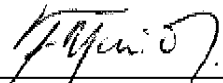
STREET ADDRESS: 1536 W. Pratt Blvd., Unit 2D, Chicago, Illinois 60626

PIN: 11-32-120-037-1008

Subject to the following permitted exceptions, if any: covenants, conditions, and restrictions of
record; public and utility easements; general real estate taxes for 2021 *2nd Installment*
and subsequent years.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws
of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

DATED THIS 20 DAY OF APRIL, 2022.



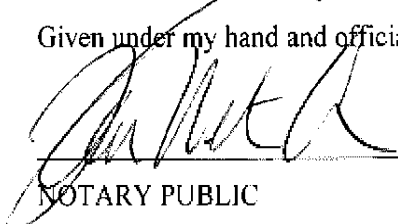
FEDERICO MASIAS



CARMEN ADRIANA MASIAS

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 FEDERICO MASIAS & CARMEN ADRIANA MASIAS,
known to me to be the same persons whose name is 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.

Given under my hand and official seal, this 20 day of April, 2022.



NOTARY PUBLIC



This instrument was prepared by Heidi Weitmann Coleman, 7301 N. Lincoln Ave., Ste. 140,
Lincolnwood, Illinois 60712.

Mail To:

← Send Subsequent Tax Bills To:

Michael Shane Roland
1536 W Pratt Blvd 2D
Chicago, IL 60626

← SAME

Baird & Warner Title Services, Inc.
475 North Martingale
Suite 120
Schaumburg, IL 60173

2021 51519046076

UNOFFICIAL COPY

BW22061515



Exhibit A


PARCEL 1: UNIT 2D IN 1534 W. PRATT CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THE EAST 50 FEET OF LOT 4 AND THE WEST 1/2 OF VACATED 20 FOOT ALLEY LYING EAST OF AND ADJOINING SAID LOT 4 IN JOHN W. SWEET'S RESUBDIVISION OF LOTS 7 TO 13 IN BLOCK 42 IN ROGERS PARK IN SECTION 30, 31 AND 32, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 00783595, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE NUMBER 10, AS A LIMITED COMMON ELEMENT, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, RECORDED AS DOCUMENT NO. 00783595.

PIN: 11-32-120-037-1008

For Informational Purposes only: 1536 West Pratt Boulevard, Unit 2D, Chicago, IL 60626

REAL ESTATE TRANSFER TAX		28-Apr-2022
	COUNTY:	107.50
	ILLINOIS:	215.00
	TOTAL:	322.50
11-32-120-037-1008 20220401683244 0-430-401-424		

REAL ESTATE TRANSFER TAX		28-Apr-2022
	CHICAGO:	1,612.50
	CIA:	645.00
	TOTAL:	2,257.50 *
11-32-120-037-1008 20220401683244 0-605-836-880		

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