

# UNOFFICIAL COPY

Doc#: 2213717109 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 05/17/2022 01:54 PM Pg: 1 of 3

Dec ID 20220401600714  
ST/CO Stamp 0-524-203-920 ST Tax \$218.00 CO Tax \$109.00  
City Stamp 1-063-810-960 City Tax: \$2,289.00

## WARRANTY DEED ILLINOIS STATUTORY

### THE GRANTOR

Kyle Sobeski  
1635 W Pratt Blvd. #1N  
Chicago, IL 60626

PT22-81966FA

1/2

(The Above Space for Recorder's Use Only)

THE GRANTOR Kyle Sobeski, a single man, of 1635 W Pratt Blvd. #1N, Chicago, IL 60626 for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Warren Manlavi Garcia, a single man, of 4740 N Winthrop, Chicago, IL 60640, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

**SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"**


Permanent Index Number(s): 11-31-408-019-1005

Property Address: 1635 W Pratt Blvd. #1N, Chicago, IL 60626

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

**SUBJECT TO:** covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

Dated this 18 day of APRIL, 2022.

  
\_\_\_\_\_  
Kyle Sobeski

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STATE OF ILLINOIS )  
 ) SS,  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Kyle Sobeski personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered in the instrument as his 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 18<sup>th</sup> day of April, 2022.



Vicky M Perez  
Notary Public

THIS INSTRUMENT PREPARED BY  
William Iversen  
Iversen Law  
119 S. Emerson Street, #262  
Mt. Prospect, IL 60056

MAIL TO:

Mario Sullivan  
11 E Hubbard, #702  
Chicago, IL 60611

SEND SUBSEQUENT TAX BILLS TO:

Warren Manlavi Garcia  
1635 W Pratt Blvd. #111  
Chicago, IL 60626

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## EXHIBIT A LEGAL DESCRIPTION

Unit 1635- IN in the Pratt Boulevard Place II Condominium as delineated on a survey of the following described real estate:

The West 16 feet of Lot 1 and all of Lots 2, 3, and 4 in Mann's Addition to Rogers Park, a subdivision in the North 1/3 of the Northeast 1/4 of the Southeast 1/4 of Section 31, Township 41 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois; which survey is attached as exhibit "A" to the Declaration of Condominium recorded May 18, 2005, as Document Number 0513839060, as may be amended from time to time, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Property of Cook County Clerk's Office