UNOFFICIAL CO

Doc#. 2215321037 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 06/02/2022 08:05 AM Pg: 1 of 5

WARRANTY DEED ILLINOIS STATUTORY INDIVIDUAL

Dec ID 20220501627682

ST/CO Stamp 0-405-282-896 ST Tax \$252.50 CO Tax \$126.25

City Stamp 0-621-985-872 City Tax: \$2,651.25

FIRST AMERICAN TITLE FILE# A

Preparer File: 904.0554 **FATIC No.: AF1024831**

THE GRANTORS, ALAN SIMON and MONITA SIMON, husband and wife, of 13265 W Lisbon Rd, Brookfield, WI 53005 and NICHOLAS C. SIMON, a married man, of 264 Lynx Lane, Oswego, IL 60543, as joint tenants, for and in consideration of TEN DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT to MICHAEL GRAMAJO, an unmarried man, and STEPHANIE HOLDER, an unmarried woman, of 5021 N Rockwell St, Chicago, IL 60625, not as Joint Tenants but as TENANTS IN COMMON, all interest in the following described Real Estate situated in the Courty of Cook in the State of Illinois, to wit:

See Exhibit "A" attached here to and made a part hereof

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. -10/4's Office

This is not homestead property.

Permanent Real Estate Index Number(s):

14-18-103-024-1008

Address(es) of Real Estate:

4740 N Hamilton Ave, Unit 2

Chicago, IL 60625

BONITA SIMON

NICHOLAS C. SIMON ~

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WARRANTY DEED INLINOIS STATUTORY INDIVIDUAL	
Preparer File: 904.0554 FATIC No.: AF10248.51	· . /
53005 and NICHOLAS C.\SIMON, a married man, of in consideration of TEN DOLLARS, and other good a WARRANT to MICHAEL GRAMAJO, an universitied in	N, husband and wife, of 13265 W Lisbon Rd, Brookfield, WI 264 Lynx Lane, Oswego, IL 60543, as joint tenants, for and old valuable consideration in hand paid, CONVEY and paid, and STEPHANIE HOLDER, an unmarried woman, of Tenants but as TENANTS IN COMMON, all interest in the by of Cook in the State of Illinois, to wit:
See Exhibit "A" attached	he eto and made a part hereof
SUBJECT TO: Covenants, conditions and restriction provided they do not interfere with the current use an taxes not due and payable at the time of Closing.	s of record and building lines and easements, if any, denjoyment of the Real Estate; and general real estate
This is not homestead property.	
Permanent Real Estate Index Number(s): 14-18-1	03-024-1008
Address(es) of Real Estate: 4740 N Hamilton Av Chicago, IL 60625	
Dated this 26th day of M	ay 20 11
ALAN-SIMON	
DONUTA OLIVONI	·
BONITA SIMON-	
MICHOLAS C. SIMON	



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STATE OF WISCOUSIN, COUNTY OF MILWAUKEE	SS
I, the undersigned, a Notary Public in and for said County, in the State a personally known to me to be the same person(s) whose name(s) are appeared before me this day in person, and acknowledged that the instrument as their free and voluntary act, for the uses and purposes the waiver of the right of homestead.	e subscribed to the foregoing instrument, y signed, sealed and delivered the said nerein set forth, including the release and NARISA
Given under my hand and official seal this 21th day of May	, 20 22 NO74
My Commission & Loires: 05/09/2025 Notary Public	STATION SINGLAND
STATE OF WISMASIA, COUNTY OF MILWAUKEE	SS
I, the undersigned, a Notary Public in and for caid County, in the St SIMON, personally known to me to be the same person(s) whose n instrument, appeared before me this day in person, and acknowledged to said instrument as their free and voluntary act, for the use; and purpose and waiver of the right of homestead.	name(s) are subscribed to the foregoing that they signed, sealed and delivered the ses therein set forth, including the release
Given under my hand and official seal this 20% day of 3%	2022 NO7
my commission expires: 05/09/2025	P. P. S. I.C.
Notary Public	W. SCONSIN
STATE OF, COUNTY OF	ss 'S
I, the undersigned, a Notary Public in and for said County, in the State a SIMON, personally known to me to be the same person(s) whose n instrument, appeared before me this day in person, and acknowledged t said instrument as their free and voluntary act, for the uses and purpos and waiver of the right of homestead.	name(s) are subscribed to the foregoing hat they signed, sealed and celivered the
Given under my hand and official seal thisday of	, 20
Notary Public	



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STATE OF	, COUNTY OF		SS		
personally known to appeared before me	Notary Public in and for said me to be the same person this day in person, and a see and voluntary act, for the homestead.	(s) whose name(s) a cknowledged that the	re subscribed to ey signed, seal	the foregoing inset the total terms of the t	strument, the said
Given under my hand	d and official seal this	day of	,	20	
	O PX	· Notary Public			
STATE OF	, COUNTY OF		SS		
SIMON, personally linstrument, appeared	a Notary Public in and for known to me to be the sar defore me this day in personeir free and voluntary act, for to formestead.	me person(s) whose m and acknowledged	name(s) are so I that they signe	ubscribed to the f d, sealed and deliv	oregoing rered the
Given under my hand	d and official seal this	day of	,	20	
		77			
STATE OF THE	OSS, COUNTY OF	Notary Public	ss 7		
SIMON, personally linstrument, appeared	Notary Public in and for said known to me to be the sar I before me this day in person beir free and voluntary act, for that of homestead.	ne person(s) whose n, and acknowledged	name(s) are so that they signe	ubscriped to the f d, sealed and deliv	oregoing rered the
Given under my hand	d and official seal this	day of 1	TAY	$\frac{20}{100}$	
¶ OFFIC	M. PLANERA AL SEAL - State of Illinois	Notary Public	MM	Van	<u>~</u>
	vniree May 12, 2028	,			

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Prepared by: Lawrence C. Cassano Cassano & Associates 552 S. Washington Street – Suite 224 Naperville, IL 60540

Mail to: Mr. John C. Dax Law Office Of John C Dax 17644 W. Mead มงbrook Drive Grayslake, IL ๑๐๐๐

Name and Address of Taxpayer: MICHAEL GRAMAJO and STEPHANIE HOLDER 4740 N Hamilton Ave, Unit 2 Chicago, IL 60625

Exhibit "A" - Legal Description

UNIT NUMBER 4740-2 IN THE GIDDINGS CORNER CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LC T 30 IN BLOCK 3 IN THOMAS J. LYMAN'S SUBDIVISION OF BLOCKS 1 TO 6 OF COUNTY CLERK'S DIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLAPATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 99506293, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

