

UNOFFICIAL COPY

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 # AF1024831

1032

Preparer File: 904.0554
FATIC No.: AF1024831

THE GRANTORS, ALAN SIMON and BONITA 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 County of Cook in the State of Illinois, to wit:

See Exhibit "A" attached hereto 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.

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

Dated this 26th day of May, 2022

Alan Simon
ALAN SIMON

Bonita Simon
BONITA SIMON

~~NICHOLAS C. SIMON~~



First American
Title Insurance Company

Warranty Deed - Individual

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~~WARRANTY DEED
ILLINOIS STATUTORY
INDIVIDUAL~~

Preparer File: 904.0354
FATIC No.: AF1024831

THE GRANTORS, ALAN SIMON and BONITA 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 County of Cook in the State of Illinois, to wit:

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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.

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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

Dated this 26th day of May, 20 22

~~ALAN SIMON~~

~~BONITA SIMON~~

Nicholas Simon
NICHOLAS C. SIMON



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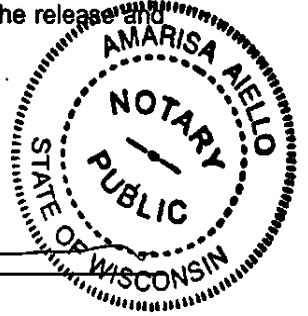
STATE OF WISCONSIN, COUNTY OF MILWAUKEE SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT ALAN SIMON, 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 20th day of May, 2022.

my commission expires: 05/09/2025

Notary Public



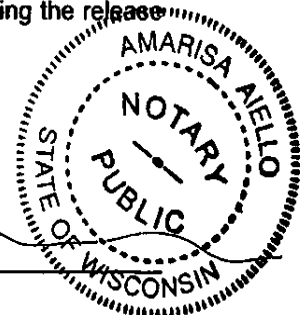
STATE OF WISCONSIN, COUNTY OF MILWAUKEE SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT BONITA SIMON, 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 20th day of May, 2022.

my commission expires: 05/09/2025

Notary Public



STATE OF _____, COUNTY OF _____ SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT NICHOLAS C. SIMON, 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 _____ day of _____, 20 _____.

Notary Public



UNOFFICIAL COPY

STATE OF _____, COUNTY OF _____ SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT ALAN SIMON, 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 _____ day of _____, 20 _____.

Notary Public

STATE OF _____, COUNTY OF _____ SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT BONITA SIMON, 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 _____ day of _____, 20 _____.

Notary Public

STATE OF ILLINOIS, COUNTY OF DUPAGE SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT NICHOLAS C. SIMON, 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 26th day of May, 20 22.



Christol M. Planera
Notary Public



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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. Meadowbrook Drive
Grayslake, IL 60030

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: LOT 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 DECLARATION 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.

