

UNOFFICIAL COPY

Doc#: 2215918087 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/08/2022 09:19 AM Pg: 1 of 3

WARRANTY DEED

THE GRANTOR,
Alison R. Doherty
a single woman,

Dec ID 20220501632394
ST/CO Stamp 1-289-429-072 ST Tax \$235.00 CO Tax \$117.50
City Stamp 1-826-299-984 City Tax: \$2,467.50

of the City of Chicago, County of Cook,
State of Illinois,

For and in consideration of the sum of
TEN DOLLARS, and other good and
valuable consideration in hand paid,

CONVEY and WARRANT to
Alyssa M. Pantoja ^{Foye}
a single woman,

2236 W. Argyle, Apt. G.
Chicago, IL 60625

the following described Real Estate situated in the County of Cook, in the State of Illinois, to
wit:

UNIT 1R IN THE 4223 N. RICHMOND CONDOMINIUM, AS DELINEATED ON A
SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 34 AND THE SOUTH
12 1/2 FEET OF LOT 35 IN BLOCK 6 IN ROSE PARK A SUBDIVISION OF THE EAST 1/2
OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13, EAST OF
THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS
ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT
0409103006 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE
COMMON ELEMENTS.

STREET ADDRESS: 4223 N. Richmond Street, Unit 1R, Chicago, IL 60618

PERMANENT TAX INDEX NUMBER: 13-13-313-038-1002

Subject only to the following permitted exceptions, provided none of which shall materially
restrict the reasonable use of the premises as a residence: (a) general real estate taxes not due and
payable at the time of Closing; (b) applicable zoning, building laws and ordinances; (c) the
limitations and conditions imposed by the Condominium Property Act; (d) the limitations and
conditions imposed by the Municipal Code of Chicago; (e) the covenants, conditions, restrictions
and building lines of record; (f) the Condominium Declaration, including all amendments and
exhibits thereto; (g) acts done or suffered by Purchaser or anyone claiming by, through or under
Purchaser; (h) encroachments, if any, as shown on the Plat of Survey attached to the Declaration;
(i) public utility easements; (j) private easements, although Purchaser shall not take the property
subject to any private easements not established by the Declaration; (k) installments due after the
date of closing for assessments established pursuant to the Condominium Declaration.


Old Republic National Title
Insurance Company
9601 Southwest Highway
Oak Lawn, IL 60453 22150612 1/2

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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 as forever.



DATED this 25 day of May, 2022.


 Alison R. Doherty

REAL ESTATE TRANSFER TAX	US-JUN-2022
 CHICAGO:	1,762.50
CTA:	705.00
TOTAL:	2,467.50 *

13-13-313-038-1002 | 20220501632394 | 1-826-299-984

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

REAL ESTATE TRANSFER TAX	US-JUN-2022
 COUNTY:	117.50
 ILLINOIS:	235.00
TOTAL:	352.50

13-13-313-038-1002 | 20220501632394 | 1-289-429-072

Property of Cook County Clerk's Office

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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 Alison R. Doherty, personally known to me to be the same person whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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 25 day of May, 2022.

Teresa A. Kahl
 Notary Public



The Notary Public aforesaid is an attorney-at-law or an employee of an attorney-at-law and is therefore exempt from recording a Notarial Record pursuant to Section 3-102(d) of the Illinois Notary Public Act.

My commission expires: 9/16/25

This instrument prepared by:
 Leo G. Aubel
 Howard & Howard Attorneys PLLC
 200 S. Michigan Ave., Suite 1100
 Chicago, IL 60604-2461

Send subsequent tax bills to:
 Alyssa F. Pantoja
 4223 N. Richmond Street, Unit 1R
 Chicago, IL 60618

Mail to:
 Alyssa Pantoja
 4223 N. Richmond St., Unit 1R
 Chicago, IL 60618