

UNOFFICIAL COPY

1655289 1/2
Warranty DEED
ILLINOIS STATUTORY

Doc#: 2216804131 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/17/2022 08:38 AM Pg: 1 of 2

Dec ID 20220601636846
ST/CO Stamp 1-488-259-152 ST Tax \$360.00 CO Tax \$180.00
City Stamp 0-564-955-216 City Tax: \$3,976.46

MAIL TO:

Carlos Ortega, Lucia M. Salazar & Karla T Ortega
1345 S. Wabash Ave, Unit 1611
Chicago IL 60605

NAME AND ADDRESS OF TAXPAYER:

Carlos Ortega, Lucia M. Salazar & Karla T Ortega

Above Space for Recorder's use only

THE GRANTOR(S), BRAIN M. CHEN, single, AND CHRISTINE MEL, single, as joint tenants with rights of survivorship, for and in consideration of Ten DOLLARS and other good and valuable consideration in hand paid, CONVEY(S) AND WARRANT(S) to GRANTEE(S) CARLOS ORTEGA & LUCIA MORATO Husband & Wife AND KARLA ORTEGA, an unmarried woman, All as joint tenants all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

Unit 1611 and Parking Unit P-3 in the 1345 S. Wabash Condominiums, as delineated on the survey attached as Exhibit B to the Declaration of Condominium recorded April 29, 2015 in the Office of the recorder of Deeds of Cook County, Illinois, As Document No. 1511919172, As Amended from time to time, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

PERMANENT INDEX NUMBER: 17-22-104-038-1112 and 17-22-104-038-1115

PROPERTY ADDRESS: 1345 S Wabash Ave, Unit 1611, Chicago, IL 60605
↑ grantee address

SUBJECT TO: covenants, conditions and restrictions of record and building lines and easements, if any, acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; and general real estate taxes not yet due and payable at the time of Closing. 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.

[SIGNATURE PAGE TO FOLLOW]

STEWART TITLE
700 E. Diehl Road, Suite 180
Naperville, IL 60563

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IN WITNESS WHEREOF, said GRANTOR has caused these presents to be signed this

28 day of May, 2022

BRAIN M. CHEN
BRAIN M. CHEN

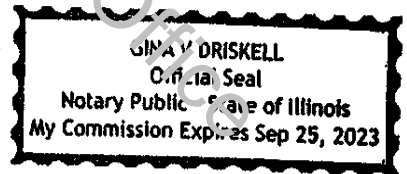
CHRISTINE MEI
CHRISTINE MEI

STATE OF Illinois }
County of Cook }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, **BRAIN M. CHEN AND CHRISTINE MEI**, known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the instrument as a 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 28 day of May, 2022

Gina V. Driskell
Notary Public



PREPARED BY: KMR Law Group | 333 S. Wabash Avenue, Suite 2700, Chicago, IL 60604

REAL ESTATE TRANSFER TAX		16-Jun-2022
CHICAGO:		2,700.00
CTA:		1,080.00
TOTAL:		3,780.00 *

17-22-104-038-1112 | 20220601636846 | 0-564-955-216
* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		16-Jun-2022
COUNTY:		180.00
ILLINOIS:		360.00
TOTAL:		540.00

17-22-104-038-1112 | 20220601636846 | 1-488-259-152