

UNOFFICIAL COPY

Doc#. 2217313372 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/22/2022 03:34 PM Pg: 1 of 3

7/22-82149 10/22
WARRANTY DEED
Statutory (Illinois)
(Individuals to Individual)

Dec ID 20220501630335
ST/CO Stamp 1-548-263-504 ST Tax \$130.00 CO Tax \$65.00
City Stamp 0-904-568-912 City Tax: \$1,365.00

This Instrument was prepared by:

Renee Gonzalez
RGC Law Group, LLC
11 N. Northwest Hwy., Suite 133
Park Ridge, IL 60068

Send Subsequent Tax Bills to:

KEVIN BELL
2605 S Indiana Ave, UNIT 1104
CHICAGO, IL 60616

Mail to:

KEVIN BELL
2605 S Indiana Ave, UNIT 1104
CHICAGO, IL 60616

RECORDERS STAMP

The Grantor, **Ildefonso Chavez and Gretchen Chavez, husband and wife**, of the City of Chicago, State of Illinois, County of Cook for and in consideration of Ten (\$10.00) Dollars, in hand paid, **CONVEY and WARRANT** to **Kevin Bell, unmarried man**, of 1609 S. Hamlin, Chicago, IL 60613, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

See Legal Description attached hereto as Exhibit "A"

Property Index Number: 17-27-305-140-1085

Common Address: 2605 S. Indiana Avenue, Unit 1104, Chicago, IL 60616

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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IN WITNESS WHEREOF, said Grantor has caused his name to be signed to these presents this 17 day of May, 2022

X *Ildefonso Chavez*
Ildefonso Chavez

X *Gretchen Chavez*
Gretchen Chavez
Signing for the sole purpose of waiving homestead rights.

STATE OF Illinois

COUNTY OF Cook

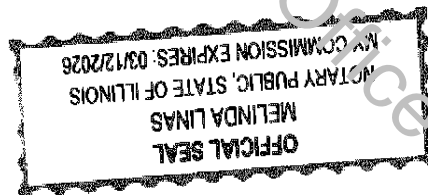
I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY that

Ildefonso Chavez and Gretchen Chavez

Personally known to me to be the same persons whose names are subscribed to the foregoing instrument appeared before me this day in person and acknowledged that they signed, sealed and delivered said instrument as their free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 17 day of May, 2022.

Melinda Linas
Notary Public



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EXHIBIT "A"

LEGAL DESCRIPTION

Parcel 1:

Unit Number 1104 in the Stratford at South Commons Condominium, as delineated on a Survey of part of Blocks 80 and 83 in Canal Trustee's Subdivision of the West ½ of Section 27, Township 39 North, Range 14 East of the Third Principal Meridian;

Which Survey is attached as Exhibit "A" to the Declaration of Condominium recorded October 1, 2001 as document number 0010913731, as amended from time to time, together with its undivided percentage interest in the common elements.

Parcel 2:

Easement for Ingress and Egress for the benefit of Parcel 1 as created by Easement Agreement recorded as document 22089651 and filed on October 18, 1972 in the Registrar's Office of Cook County, Illinois as document number 2655205.

Parcel 3:

The exclusive right for the use of parking space P3-12, a limited common element as delineated on the Survey attached to the Declaration aforesaid, recorded as document number 0010913731, as amended from time to time.

Property Index Number: 17-27-305-140-1085

Common Address: 2605 S. Indiana Avenue, Unit 1104, Chicago, IL, 60616