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2218022007D

WARRANTY DEED

Illinois Statutory
Individual

Doc# 2218022007 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/29/2022 10:14 AM PG: 1 OF 3

THE GRANTOR(S), ERIC MORALES, a married man ("Grantor(s)") of 116 S. Elizabeth Ave., Palatine, IL 60074, County of Cook, for and in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEY and WARRANT to the GRANTEE(S), CARLOS SAAVEDRA, ("Grantee(s)"), of 4851 Damen Ave., Chicago, IL 60625, all interest in the following described real estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED EXHIBIT A

Grantor(s) hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 13-11-301-060-1022

Address(es) of Real Estate: 5156 N. Avers Ave., 5156-1E, Chicago, IL 60625

SUBJECT TO: General real estate taxes not yet due and payable at the time of closing; covenants, conditions, and restrictions of record, condominium association declaration and bylaws, and building lines and easements, if any, provided that they do not interfere with the current use and enjoyment of the Real Estate.

Dated this 26th day of May, 2022.

REAL ESTATE TRANSFER TAX

29-Jun-2022



COUNTY:	100.00
ILLINOIS:	200.00
TOTAL:	300.00

13-11-301-060-1022

| 20220604662310

| 0-407-754-832

ERIC MORALES

LIZBETH BASTIDAS, signing only for
purposes of waiving homestead rights, if any

REAL ESTATE TRANSFER TAX

28-Jun-2022



CHICAGO:	1,500.00
CTA:	600.00
TOTAL:	2,100.00 *

13-11-301-060-1022 | 20220601662310 | 1-837-455-440

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

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STATE OF Illinois

SS

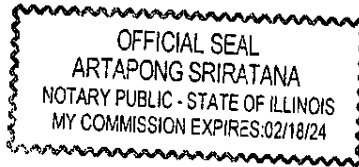
COUNTY OF Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY that ERIC MORALES and LIZBETH BASTIDAS, 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 in the 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, 2022



Notary Public



Commission expires Feb 18, 2024

Prepared by:

Artapong Sriratana, Esq.
Sadic & Sriratana LLC
33 N. Dearborn St., Ste 1000
Chicago, IL 60602

Mail to:

JOHN F. ETZKORN
1692 W TONNY AVE.
CHICAGO IL 60626

SEND SUBSEQUENT TAX BILLS TO:

CARLOS SAAVEDRA
5156 N. Avers Ave., 5156-1E
Chicago, IL 60625

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EXHIBIT A Legal Description

UNIT 5156-1E IN AVERS COURT CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 1, 2, 3 AND 4 IN BLOCK 1 IN NABB AND LASS' SUBDIVISION OF PART OF BLOCK 1 IN SPIKINGS SUBDIVISION OF THE WEST 60 ACRES (EXCEPT THE NORTH 13 ACRES THEREOF) OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED SEPTEMBER 22, 1915 AS DOCUMENT NO. 5716013, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0611531072, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 13-11-301-060-1022

Address(es) of Real Estate: 5156 N. Avers Ave., 5156-1E, Chicago, IL 60625

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