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WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR (NAME AND ADDRESS)

Richard Stearman a widower, 3722 N. Monticello, Ave., Chicago, Il. 60618

Doc#. 2218121555 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 06/30/2022 01:39 PM Pg: 1 of 3

Dec ID 20220601653327

ST/CO Stamp 0-924-850-256 ST Tax \$390.00 CO Tax \$195.00

City Stamp 0-028-829-776 City Tax: \$4,095.00

(The Above Space for Recorder's Use Only) (CT) 2265A136060LP 10f2

1000 M THE GRANTOR for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Erick Diaz and Stephanie Diaz husband and wife City of Chicago, State of Illinois, the following described real estate situated in the County of Cook, in the State of Illinois, to wit # AS JOINT TEMBRITS WILLIAM SHIP & SUR VIVONSKIP

UNIT 2W IN THE 1902 SPAULDING CONDOMINIUM, AS DELINEATED ON A SURVEX OF THE FOLLOWING DESCRIBED PROPERTY:

regal attorned.

LOT 31 IN WINKLEMAN'S SUBDIVISION OF THAT TRACT FORMERLY KNOWN AS BLOCK 3 OF E. SIMMON'S SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 35, 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 0813516018, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-4, AND ROOF DECK FOR UNIT 2W, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0813516018.

Subject to Easements, Restrictions, Conditions and Covenants of Record, And Further Subject to Real Estate Taxes for the Year 2022 and Subsequent Years.

Hereby to hold not in tenancy in common or as joint tenants but as tenancy by the entirety.

Permanent Index Number(s): 13-35-403-038-1004

Property Address: 1902 Spaulding, Unit 2W, Chicago, IL 60647

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Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

STATE OF ILLINOIS) SS,
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Richard Stearm in personally known to me to be the same person whose name is 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 the ein set forth, including the release and waiver of the right of homestead.

Given under my hand and notaria seal, this

₂2022.

Novary Public

VFFICIAL SEAL

KUMRI SU'LE, MANI PRYOR

NOTARY PUBLIC, STATE OF ILLINOIS

MY COMMISSION EXPIKE 3: 4/14/2026

THIS INSTRUMENT PREPARED BY Law Offices of James H. Miller, Jr. 641 West Lake Street Suite 400 Chicago, IL 60661

MAIL TO:

Beatrice Betancourt, Esq. 2457 N. Milwuakee ave.

Chicago, IL 60647

SEND SUBSEQUENT TAX BILLS TO:

Erick Diaz 1902 Spaulding Unit 2W Chicago, IL 60647

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LEGAL DESCRIPTION

Order No.: 22GSA136060LP

For APN/Parcel ID(s): 13-35-403-038-1004

PARCEL 1:UNIT 2W IN THE 1902 SPAULDING CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOT 31 IN WINKLEMAN'S SUBDIVISION OF THAT TRACT FORMERLY KNOWN AS BLOCK 3 OF E. SIMMON'S SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 35, 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 0813516018, AS AMENOED FROM TIME TO TIME TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-4, AND ROOF DECK FOR UNIT 2W, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0813516018.NOTE FOR INFORMATION: THE PROPERTY MAY BE COMMON'LY KNOWN AS: 1902 N. SPAULDING AVENUE CHICAGO, ILLINOIS.