

# UNOFFICIAL COPY



\*2219901060D\*

Doc# 2219901060 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/18/2022 12:21 PM PG: 1 OF 2

Chicago Title  
226ST 0109582LP AV  
COO

## WARRANTY DEED

THAT, NICHOLAS THOMAS, a single man, of 1511 SOUTH INDIANA AVENUE, UNIT H, CHICAGO, IL 60605 for and in consideration of Ten and 00/100 (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to

MARCO A SANDOVAL AND GINA MARIA SANDOVAL, *married to each other,*  
of *318 N. Ridge Rd, McHenry, IL*  
the following described Real Estate situated in the County of COOK, in the State of ILLINOIS to wit:

PARCEL 1: UNIT B-39 IN THE HARBOR SQUARE AT BURNHAM PLACE CONDOMINIUM AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: A PORTION OF LOT 1 IN CENTRAL STATION RESUBDIVISION, BEING A RESUBDIVISION IN THE NORTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT E TO THE DECLARATION OF CONDOMINIUM RECORDED JULY 19, 1993 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT 93557312, AS AMENDED FROM TIME TO TIME AND THE FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM RECORDED NOVEMBER 16, 1993 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT 93933177 AND THE SECOND AMENDMENT TO THE DECLARATION OF CONDOMINIUM RECORDED JULY 13, 1994 IN THE OFFICE OF THE RECORDER OF DEEDS 94611445, AND THE THIRD AMENDMENT TO DECLARATION OF CONDOMINIUM RECORDED FEBRUARY 15, 1995 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT 95108733, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY.

PARCEL 2: PERPETUAL NON-EXCLUSIVE EASEMENT TO AND FOR THE BENEFIT OF PARCEL 1 AND 2 FOR INGRESS AND EGRESS IN, TO OVER AND ACROSS LOTS 2, 3 AND 77 AS CREATED AND SET OUT IN THE PLAT OF RESUBDIVISION RECORDED AS DOCUMENT 93064835 AND AS FURTHER CREATED BY TRUSTEE'S DEED DATED JANUARY 25, 1993 AS DOCUMENT 93107422.

PERMANENT INDEX NUMBER: 17-22-109-138-1023

PROPERTY ADDRESS: 1511 SOUTH INDIANA AVENUE, UNIT H, CHICAGO, IL 60605

SUBJECT ONLY TO THE FOLLOWING, IF ANY: 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

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

# UNOFFICIAL COPY

DATED THIS 14 DAY OF July, 2022

*Nicholas J Thomas*

Nicholas Thomas

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 that

*Nicholas Thomas*

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 the said 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.

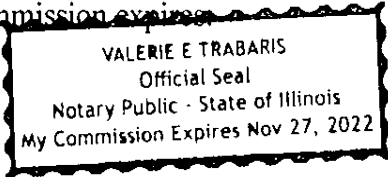
Given under my hand and official seal, this 14 day of July, 2022

Commission expires

By:

*Valerie E Trabaris*

NOTARY PUBLIC





Mail To:


*SAME* →

Send Subsequent Tax Bills To:

*Marco A Sandoval and  
Gina Maria Sandoval  
1511 S Indiana Ave, Unit H  
Chicago, IL 60605*

This instrument was prepared by:  
Valerie E. Trabaris  
Attorney at Law  
403 N Wabash #8C  
CHICAGO, IL 60611  
(847) 770-0261

REAL ESTATE TRANSFER TAX		15-Jul-2022	
		COUNTY:	183.50
		ILLINOIS:	367.00
		TOTAL:	550.50
17-22-109-138-1023		20220601660448   1-447-081-040	

REAL ESTATE TRANSFER TAX		15-Jul-2022	
		CHICAGO:	2,752.50
		CTA:	1,101.00
		TOTAL:	3,853.50*
17-22-109-138-1023		20220601660448   1-776-104-528	

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