

Warranty Deed

Doc#: 2220918101 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/28/2022 09:50 AM Pg: 1 of 3

ILLINOIS

PT 22-83926 (1/2)

Dec ID 20220501631603
ST/CO Stamp 0-108-804-176 ST Tax \$310.00 CO Tax \$155.00
City Stamp 0-665-204-816 City Tax: \$3,255.00

Above Space for Recorder's Use Only

THE GRANTOR(s) James P. Cook, a married man, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(s) and WARRANT(s) to Hermelindo Bahena and Irene Porcayo *a single woman, CHICAGO, IL*, the following described Real Estate situated in the County of Cook in the State of Illinois to wit: *(See page 2 for legal description attached hereto and made part hereof.)*, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

** M.*

SUBJECT TO: General taxes for 2021 and subsequent years; Covenants, conditions and restrictions of record, if any;

*** A MARRIED MAN*

Permanent Real Estate Index Number(s): 14-20-403-062-1005

Address(es) of Real Estate: 3462 N. Sheffield Avenue, Unit 3N, Chicago, IL 60657

The date of this deed of conveyance is 5 / 12 / 22

THIS IS NOT HOMESTEAD PROPERTY.

*not as tenants in common,
but as joint tenants with
rights of survivorship.*

This Warranty Deed may be signed in counterparts. Signature pages are attached hereto and made a part hereof.

Cook County Clerk's Office

UNOFFICIAL COPY

LEGAL DESCRIPTION

For the premises commonly known as: 3462 N. Sheffield Avenue, Unit 3N, Chicago, IL 60657

Legal Description:

Unit 3N in the 3462 N Sheffield Condominium, as delineated on a survey of the following described real estate:

Lots 7 and 8 (except that part of Lot 8, described as follows: Commencing at the Northwest corner of said Lot 8 and running thence East along the North line of said Lot, 8 feet; thence Southwesterly in a straight line, 11.82 feet to a point in the Westerly line of said Lot 8; thence Northerly along said Westerly line 11.00 feet to the point of beginning) in the Resubdivision of Lot 2 in the Assessor's Division of the Northwest 1/4 of the Southeast 1/4 of Section 20, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois;

Which Survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document Number 94076159; Together with its undivided percentage interest in the Common Elements in Cook County, Illinois.

GRANTOR ADDRESS: 1017 Braemore OR Downers Grove IL 60515

This instrument was prepared by:

Kristen Duffy
Duffy Law, LLC
130 N Garland Ct #4702
Chicago, IL 60602

Send subsequent tax bills to:

IRENE M. PORCAYO
HERMELINDO BAHENA
3462 N. SHEFFIELD AVE.
UNIT 3N
CHICAGO, IL 60657

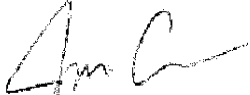
Record or mail recorded document to:

IRENE M. PORCAYO
HERMELINDO BAHENA
3462 N. SHEFFIELD AVE
UNIT 3N
CHICAGO, IL 60657

UNOFFICIAL COPY

SIGNATURE PAGE

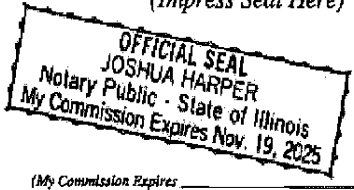
For the Warranty Deed having the following Grantors conveying Real Estate commonly known as 3462 N. Sheffield Avenue, Unit 3N, Chicago, IL 60657 with the following Permanent Real Estate Index Number: 14-20-403-062-1005.



James P. Cook

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 James P. Cook personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that his/she(they) signed, sealed and delivered the said instrument as his/her (their) free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of Homestead.


(Impress Seal Here)



(My Commission Expires _____)

Given under my hand and official seal

5 / 12 / 2022



Notary Public

Property of Cook County Clerk's Office