

UNOFFICIAL COPY

Doc#. 2222246018 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/10/2022 09:32 AM Pg: 1 of 3

Warranty Deed

Dec ID 20220601666246
ST/CO Stamp 0-983-549-008 ST Tax \$590.00 CO Tax \$295.00
City Stamp 1-599-849-552 City Tax: \$6,195.00

THE GRANTORS, JACOB R. STROHMAN and KATHLEEN STROHMAN f/k/a Kathleen Kleinschmidt, husband and wife, of the City of Chicago, County of Cook, Illinois, for and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid, CONVEY AND WARRANT to FRANCISCO JAVIER MERE PRADO AND MARTHA JIMENA MANON GARFIAS, HUSBAND AND WIFE, of Chicago, Cook County, Illinois as ~~tenants by the entirety~~ the following described Real Estate situated in the County of COOK and the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Permanent Real Estate Index Number: 14-30-403-070-1007 and 14-30-403-070-1030

Address of Real Estate: 2743 North Wolcott Avenue, Units 43 and P-10, Chicago, Illinois 60614

SUBJECT TO: Covenants, Conditions and restrictions of record, public and utility easements and roads and highways; and general real estate taxes for the year 2021 and 2022.

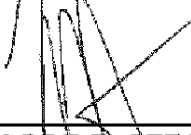
Hereby releasing and waiving all rights under and by virtue the homestead exemption laws of the State of Illinois.

PT 22-84014
AD
1 A 2

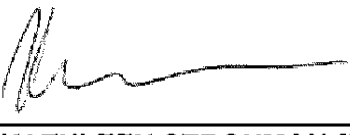
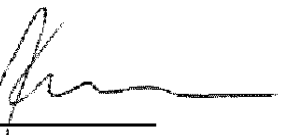
PROPER TITLE, LLC

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In Witness Whereof, said Grantors have caused their names to be signed to these presents on this 5 day of July, 2022.



JACOB R. STROHMAN

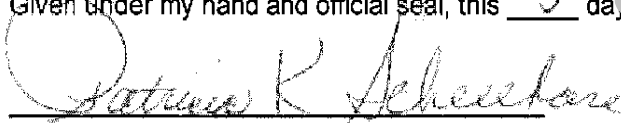
 

KATHLEEN STROHMAN f/k/a
Kathleen Kleinschmidt

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, JACOB R. STROHMAN and KATHLEEN STROHMAN f/k/a Kathleen Kleinschmidt, 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 and delivered the said instrument as their own free and voluntary act, and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 5 day of July, 2022.



Notary Public



AFTER RECORDING, RETURN TO:
FRANCISCO JAVIER MERE PRADO
2743 N. WOLCOTT AVE #43
CHICAGO, IL 60614

Send subsequent tax bills to:
FRANCISCO JAVIER MERE PRADO
2743 N. WOLCOTT AVE #43
CHICAGO, IL 60614

This Deed was prepared by: Winand & Loudenslagel Law Group LLC, 800 Waukegan Road, Suite 201, Glenview, Illinois 60025 (847.724.5151)

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LEGAL DESCRIPTION

Parcel 1:

Unit number 43 and P-10 in The Wolcott Diversey Condominium as delineated on a survey of the following described real estate:

Part of the West 1/2 of the Southeast 1/4 of Section 30, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, also part of Lot 33 in Manufacturers addition to Chicago in Southeast 1/4 of Section 30, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois; Which survey is attached as exhibit "C" to the Declaration of Condominium recorded as document number 96522071; together with its undivided percentage interest in the common elements.

Parcel 2:

Perpetual non-exclusive easement for the benefit of Parcel 1 for ingress and egress and electrical conduit over and across private roads described in and set forth in The Wolcott Row Condominium Declaration recorded as document number 96522071 and in the Wolcott Diversey Condominium Declaration recorded as document number 95660969.