

UNOFFICIAL COPY

Doc#: 2222249007 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/10/2022 09:38 AM Pg: 1 of 5

Dec ID 20220701678440
ST/CO Stamp 1-873-035-856 ST Tax \$308.00 CO Tax \$154.00
City Stamp 1-460-945-488 City Tax: \$3,234.00

WARRANTY DEED ILLINOIS STATUTORY

Mail To:

Murray Law Group
100 N. Prospect Avenue
Park Ridge, IL 60068

GRANTEE'S ADDRESS &

Send Tax Bill to:

Yesenia Pena
3435 W. Sunnyside
Unit 2E
Chicago, IL 60625

(The Above Space for Recorder's Use Only)

THE GRANTOR David Kaplan, a single man of 3435 W. Sunnyside, Unit 2E, Chicago, IL 60625 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 Yesenia Pena, of 7332 Skyrocket Drive, El Paso, TX 79911, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 13-14-223-039-1003

Property Address: 3435 W. Sunnyside, Unit 2E, Chicago, IL 60625

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

Dated this 15th day of July, 2022.



David Kaplan

FIDELITY NATIONAL TITLE

SC22016606

10/2

UNOFFICIAL COPY

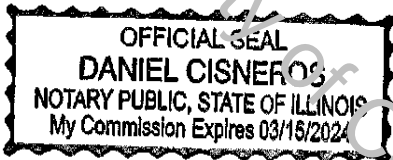
STATE OF ILLINOIS)
) SS,
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT David Kaplan, a single man, 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 therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 15 day of July, 2022.



Notary Public



THIS INSTRUMENT PREPARED BY
Law Offices of Marc J. Blumenthal, Ltd.
725 E. Dundee Road, Suite 202
Arlington Heights, IL 60004

UNOFFICIAL COPY

EXHIBIT A LEGAL DESCRIPTION


PARCEL 1: UNIT 2E IN 3435 WEST SUNNYSIDE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 1 IN BLOCK 2 IN F. G. ANDERSON ADDITION TO CHICAGO, A SUBDIVISION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13, 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 0814216011, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE USE OF THE PARKING SPACE 2, A LIMITED COMMON ELEMENT AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0814216011.

UNOFFICIAL COPY

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		02-Aug-2022
		
CHICAGO		2,310.00
CTA:		924.00
TOTAL:		3,234.00 *

13-14-223-039-1003 | 20220701678440 | 1-460-945-488

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

UNOFFICIAL COPY

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

02-Aug-2022



COUNTY:	154.00
ILLINOIS:	308.00
TOTAL:	462.00

13-14-223-039-1003

20220701678440 | 1-873-035-856