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WARRANTY DEED INDIVIDUAL TO INDIVIDUAL

STEWART TITLE
700 E. Diehl Road, Suite 180
Naperville, IL 60563

1318028 1/2 KB

Doc#: 2226341230 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/20/2022 02:15 PM Pg: 1 of 3

Dec ID 20220901641274
ST/CO Stamp 1-898-075-728 ST Tax \$181.00 CO Tax \$90.50
City Stamp 1-361-204-816 City Tax: \$1,900.50

THE GRANTOR(S), JOANNA M. GARCIA, AN UNMARRIED WOMAN, of the City of Chicago, State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **CONVEY(S)** and **WARRANT(S)** to Sandra V Oviedo of 2323 W Pershing Road, Condo 103, Chicago IL 60609, of the county of Cook of the State of Illinois, as ~~TENANTS IN COMMON~~, the following described Real Estate:

** Married woman*

See Exhibit "A" attached hereto and made a part hereof

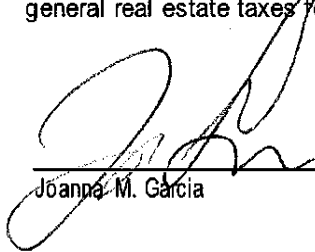
COMMONLY KNOWN AS: 2323 W Pershing Road, Condo 103, Chicago IL 60609 *Grantees Address*

PIN: 20-06-100-123-1003 and 20-06-100-123-1303

situated in the County of Cook, State of Illinois. The Grantor(s) hereby release(s) and waive(s) all rights under and by virtue of the homestead exemption laws of the State of Illinois. Grantees shall have and hold said premises as TENANTS IN COMMON forever.


SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed, unconfirmed special governmental taxes or assessments; and general real estate taxes for 2021 and subsequent years.

DATED this 16 day of September, 2022





Joanna M. Garcia (SEAL)

(SEAL)

REAL ESTATE TRANSFER TAX		20-Sep-2022
	CHICAGO:	1,357.50
	CTA:	543.00
	TOTAL:	1,900.50 *

20-06-100-123-1003 | 20220901641274 | 1-361-204-816

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

REAL ESTATE TRANSFER TAX		20-Sep-2022
	COUNTY:	90.50
	ILLINOIS:	181.00
	TOTAL:	271.50

20-06-100-123-1003 | 20220901641274 | 1-898-075-728

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STATE OF Illinois

COUNTY OF Cook

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Joanna M. Garcia, 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 he/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.

WITNESS my hand and official seal this 16th day of September, 20 22.

Kristi J Brewer
NOTARY PUBLIC



PREPARED BY:
SR Operations
899 S. Weber Road
Bolingbrook, IL, 60490

MAIL TO:
SAME

SEND SUBSEQUENT TAX BILLS TO:
Sandra V Oviedo
2323 W Pershing Road, Condo 103, Chicago IL 60609

Recorder's Office Box No. _____

Property of Cook County Clerk's Office

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Exhibit A - Legal Description

Unit 103 and Parking Space PS-140, in McKinley Park Lofts Condominium, as delineated on the Plat of Survey for McKinley Park Lofts Condominium, which Plat of Survey is part of the following described parcel real estate:

Parcel 1:

That Part of the Northwest 1/4 of Section 6, Township 38 North, Range 14, East of the Third Principal Meridian, described as follows:

Beginning at a point on the South line of West Pershing Road (a Public Street), said South line being a line 33 feet South of and Parallel to the North line of said Northwest 1/4; which point is 225 feet East of the West line of said Northwest 1/4; and running thence East along said South line of West Pershing Road a distance of 343.24 feet more or less to a point 2096.39 feet West of the East line of said Northwest 1/4 and running thence South along a line which is perpendicular to said South line of West Pershing Road, a distance of 211 feet; thence West along a line parallel to said South line of West Pershing Road a distance of 238.05 feet, more or less, to its intersection with the arc of a circle having a radius of 760 feet and convex Southwesterly, said arc of a circle having its Southeastern terminus at a point 573 feet South of the North line and 735 feet East of the West line of said Northwest 1/4 and its Northwestern terminus at a point 200 feet South of said North line and 305 feet East of said West line of said Northwest 1/4; thence Northwesterly along said arc of 760 foot radius a distance of 50.33 feet more or less to its herein before described Northwestern terminus; thence Northwesterly along a straight line, a distance of 165.51 feet more or less to the point of beginning, in Cook County, Illinois.

Parcel 2:

That Part of the Northwest 1/4 of Section 6, Township 38 North, Range 14, East of the Third Principal Meridian, described as follows:

Beginning at the point of intersection of a line 211 feet South of and parallel with the South line of West Pershing Road (said South street line being a line 33 feet South of and parallel with the North line of said Northwest 1/4) with a line that is drawn perpendicular to said South line of West Pershing Road from a point thereon which is 2096.39 feet West of the East line of said Northwest 1/4; and running thence South along said perpendicular line, a distance of 249.84 feet to its intersection with the arc of a circle having a radius of 760 feet and convex Southwesterly, said arc of a circle having its Southeastern terminus at a point 573 feet South of the North line and 735 feet East of the West line of said Northwest 1/4 and its Northwestern terminus at a point 200 feet South of said North line and 305 feet East of said West line of said Northwest 1/4; thence Northwesterly along said arc of 760 feet radius a distance of 345.91 feet to its intersection with said line 211 feet South of and parallel with said South line of West Pershing Road and thence East along said parallel line a distance of 238.05 feet to the point of beginning, in Cook County, Illinois.

Parcel 3:

A Private Street known as South Oakley Avenue located within the Northwest 1/4 of Section 6, Township 38 North, Range 14 East of the Third Principal Meridian, more concisely described as follows:

Beginning at a point on the South line of West Pershing Road (a Public Street), said South line being a line 33 feet South of and parallel to the North line of said Northwest 1/4 which point is 2096.39 feet West of the East line of said Northwest 1/4; thence South along a line perpendicular to said South line of West Pershing Road a distance of 457.84 feet to its intersection with the arc of a circle convex Southwesterly and having a radius of 760.00 feet, said arc having its Southeastern terminus at a point 573 feet South of the North line and 735 feet East of the West line of said Northwest 1/4 and its Northwestern terminus at a point 200 feet South of said North line and 305 feet East of said West line of said Northwest 1/4; thence Southeasterly along last described arc to its intersection with a line drawn perpendicular to said South line of West Pershing Road and 2046.39 feet West of the East line of said Northwest 1/4, said point of intersection being 487.65 feet South of the South line of West Pershing Road; thence North along said line Perpendicular to said West Pershing Road a distance of 487.65 feet to its intersection with the South line of Pershing Road; thence West 50 feet along the South line of West Pershing Road to the point of beginning, in Cook County, Illinois.

Parcel 4:

That Part of the Northwest 1/4 of Section 6, Township 38 North, Range 14, East of the Third Principal Meridian, described as follows:

Beginning on the South line of West Pershing Road, (a Public Street) said South line being a line 33 feet South from and parallel with the North line of said Northwest 1/4, at a point which is 225.0 feet East from the West line of said Northwest 1/4 of Section 6; and running thence Southeastwardly along a straight line, (which if extended will pass through a point which is 200 feet South from the North line and 305 feet East from the East line of said Northwest 1/4) a distance of 119.69 feet to the point of intersection of said straight line with a line which is 140.75 feet, measured perpendicular, South from and parallel with said North line of the Northwest 1/4 of Section 6; thence West along said last described parallel line, a distance of 76.62 feet to an intersection with the East line of South Western Avenue Boulevard; thence North along said East line of South Western Avenue Boulevard, (said East line being 200 feet East from and parallel with the West line of said Section 6) a distance of 107.75 feet to an intersection with said South line of West Pershing Road as herein before defined; and thence East along said South line of West Pershing Road, a distance of 25.00 feet to the point of beginning, in Cook County, Illinois which survey is attached as Exhibit "A" to the Declaration of Condominium recorded August 2, 2006 as Document Number 0621418044 as amended from time to time, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.