

UNOFFICIAL COPY

WARRANTY DEED

Doc#: 2228645119 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 10/13/2022 02:36 PM Pg: 1 of 2

THE GRANTOR,
SHEYLA CONFORTE,
a single woman,
of the City of Chicago, County of Cook,
State of Illinois,

Dec ID 20221001661482

ST/CO Stamp 0-226-999-888 ST Tax \$182.50 CO Tax \$91.25

City Stamp 1-134-018-128 City Tax: \$1,916.25

For and in consideration of the sum of
TEN DOLLARS, and other good and
valuable consideration in hand paid,

CONVEYS and WARRANTS to:
MARIA ALEJANDRA VILLAFANE,
a single woman
33 E. Cedar Street, Unit 8-F
Chicago, Illinois 60611

the following described Real Estate situated in the County of Cook in the State of Illinois, *to wit*:

UNIT NO. 8-F IN THE 33 EAST CEDAR CONDOMINIUM, AS DELINEATED ON A
SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL ONE: LOTS 1 AND 2 IN AUGUSTIN GAUER'S SUBDIVISION OF THE WEST
PART OF THE NORTH THIRD OF BLOCK 3, IN CANAL TRUSTEE'S SUBDIVISION OF
THE SOUTH FRACTIONAL QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE
14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; AND

PARCEL TWO: THE WEST 80 FEET OF THE EAST 150 FEET OF THE WEST 444.75 FEET
OF THE NORTH THIRD OF BLOCK 3, IN CANAL TRUSTEE'S SUBDIVISION,
AFORESAID, AS MEASURED ALONG THE NORTH LINE OF SAID BLOCK 3, ALL IN
COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF
CONDOMINIUM RECORDED AS DOCUMENT NUMBER 96160775; TOGETHER WITH
ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PERMANENT INDEX NO.: 17-03-202-072-1046

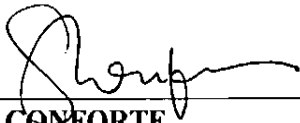
COMMONLY KNOWN AS: 33 E. CEDAR STREET, UNIT 8F
CHICAGO, ILLINOIS 60611

Subject only to the following permitted exceptions, provided none of which shall materially restrict the reasonable use of the premises as a residence: (a) general real estate taxes not due and payable at the time of Closing; (b) applicable zoning, building laws and ordinances; (c) the limitations and conditions imposed by the Condominium Property Act; (d) the limitations and conditions imposed by the Municipal Code of Chicago; (e) the covenants, conditions, restrictions and building lines of record; (f) the Condominium Declaration, including all amendments and exhibits thereto; (g) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (h) encroachments, if any, as shown on the Plat of Survey attached to the Declaration; (i) public utility easements; (j) private easements, although Purchaser shall not take the property subject to any private easements not established by the Declaration; (k) installments due after the date of closing for assessments established pursuant to the Condominium Declaration.

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Grantor hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

DATED this 15th day of September, 2022

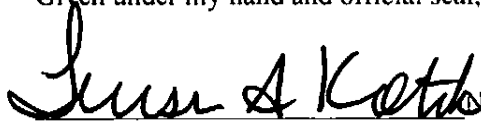


SHEYLA CONFORTE

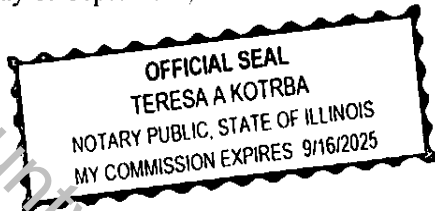
State of Illinois)
) SS
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that SHEYLA CONFORTE, 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 she signed, sealed and delivered the said instrument as her 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 15 day of September, 2022



Notary Public



Commission expires: 9/16/25

This instrument prepared by:
Leo G. Aubel
Howard & Howard Attorneys PLLC
200 S. Michigan Avenue, Suite 1100
Chicago, Illinois 60604
4894-0557-4965, v. 1

Send subsequent tax bills to, and after recording, mail to:
Maria Alejandra Villafane
33 E. Cedar Street Unit 8-F
Chicago, Illinois 60611

