

# UNOFFICIAL COPY

Saturn Title LLC  
2233783

Doc#: 2229010170 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 10/17/2022 12:10 PM Pg: 1 of 3

Dec ID 20221001658100  
ST/CO Stamp 1-106-936-144 ST Tax \$180.00 CO Tax \$90.00  
City Stamp 2-061-402-448 City Tax: \$1,890.00

10/17/22  
2233783

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## WARRANTY DEED Statutory (Illinois)

THE GRANTOR(S) **Fernando Ortega and Silvana Giorgis**, husband and wife, of the City of Chicago, State of IL, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY AND WARRANT to **Tara N. Zuber**, of **260 N. California Ave., Unit 3, Chicago, IL 60612**, all interest in the following described real estate (together with any improvements thereon) (collectively, the "Property") situated in the County of Cook, State of Illinois, to wit:

See Attached Exhibit A

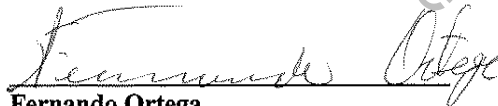
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.


Subject, however, to the general taxes for the year of 2021 and thereafter, to all instruments, covenants, restrictions, conditions, exceptions and liens of record, and subject to the rights or claims of parties in possession under recorded leases, applicable zoning laws, ordinances, regulations or subdivision indentures, and any facts or exceptions which an accurate survey or inspection of the above described Property would show.

Permanent Index Number(s): **16-26-109-034-1005**

Property Address: **2318 S. Central Ave., Unit 301, Chicago, IL 60623**

Dated this 12<sup>th</sup> day of OCTOBER, 2022.

  
\_\_\_\_\_  
**Fernando Ortega**

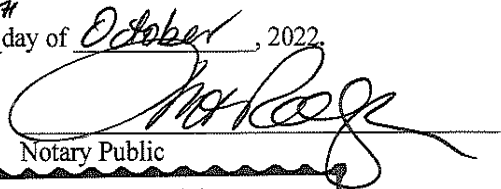
  
\_\_\_\_\_  
**Silvana Giorgis**

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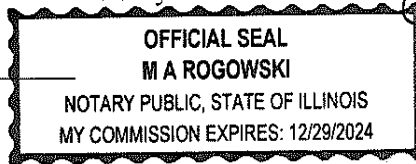
STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **Fernando Ortega and Silvana Giorgis**, 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, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 12<sup>th</sup> day of October, 2022.

  
Notary Public

My commission expires: \_\_\_\_\_



**THIS DOCUMENT PREPARED BY:**  
Frank A. Rodriguez Attorney at Law, PLLC  
2653 N. Milwaukee Ave., 2nd Floor  
Chicago, IL 60647

**MAIL TAX BILL TO:**  
Tara N. Zuber  
260 N. California Ave., Unit 3  
Chicago, IL 60612

**MAIL RECORDED DEED TO:**  
Tara N. Zuber  
260 N. California Ave., Unit 3  
Chicago, IL 60612

Property of Cook County Clerk's Office

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## EXHIBIT A

Legal:

**PARCEL 1:**

UNIT NUMBER 301 IN THE 2318-2320 S. CENTRAL PARK CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 32 AND 33 IN BLOCK 5 IN MILLARD AND DECKER'S SUBDIVISION OF THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0707415047; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE COOK COUNTY, ILLINOIS.

**PARCEL 2:**

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-1, A LIMITED COMMON ELEMENT AS DELINEATED AND DEFINED IN THE DECLARATION OF CONDOMINIUM AFORESAID.

Commonly known address: 2318 S. Central Ave., Unit 301, Chicago, IL 60623

PIN #: 16-26-109-034-1005

PIN #:

PIN #:

Township: West Chicago

Property of Cook County Clerk's Office