

UNOFFICIAL COPY

Doc#: 2229942189 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/26/2022 04:12 PM Pg: 1 of 3

WARRANTY DEED

Dec ID 20221001672719
ST/CO Stamp 0-709-177-680 ST Tax \$215.00 CO Tax \$107.50
City Stamp 0-861-253-968 City Tax: \$2,257.50

THE GRANTORS, ROBERT S. CAMPBELL & JULIE BAECK, HUSBAND & WIFE, for and in consideration of TEN & 00/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, CONVEY AND WARRANT TO **THE GRANTEE, JAZMINE M. RIVERA**, a(n) MARRIED WOMAN, OF 1444 N Kildare Ave Chicago, IL 60651, all interest in the following described Real Estate situated in the City of Chicago, in the County of Cook, in the State of Illinois, to wit:

UNIT 3 IN THE 2305 N. AUSTIN CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: THE SOUTH 1/2 OF LOT "A" IN BLOCK 4 IN HANSON'S SUBDIVISION OF THAT PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE CENTER LINE OF GRAND AVENUE, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 10, 1914 AS DOCUMENT NUMBER 5473944, IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0726315088, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Commonly Known As: 2305 N. Austin Avenue, Unit 3, Chicago, IL 60639
Property Index Number (PIN): 13-32-200-057-1003

SUBJECT TO: General real estate taxes not due and payable at the time of Closing; Covenants, conditions and restrictions of record and building lines and easements; Terms, provisions, covenants and conditions of the Declaration of Condominium/Covenants, Conditions and Restrictions and all amendments; Public and utility easements, including any easements established by or implied from the Declaration of Condominium/Covenants, Conditions and Restrictions and/or amendments thereto; Party wall rights and agreements; Limitations and conditions imposed by Governing Law; Installments due after the date of Closing of general assessments established pursuant to the Declaration of Condominium/Covenants, Conditions and Restrictions and/or amendments thereto;

And hereby releasing all homestead rights, if any.

SEE ATTACHED SIGNATURE PAGE

2265A069166 LP

Chicago Title

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Dated this 12th day of October, 2022.

Julie Baeck
JULIE BAECK

Robert S. Campbell
ROBERT S. CAMPBELL

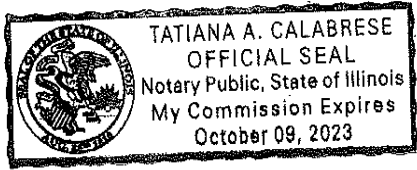
STATE OF ILLINOIS)
)ss.
COUNTY OF COOK)


I, the undersigned, a duly appointed Notary Public as aforesaid, **CERTIFY THAT** JULIE BAECK & ROBERT S. CAMPBELL are *each* 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/he signed, sealed and delivered the instrument as a free and voluntary act, for the uses and purposes therein set forth.

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



Tatiana A. Calabrese
Notary Public

My commission expires on October 9, 2023.



REAL ESTATE TRANSFER TAX		25-Oct-2022
	CHICAGO:	1,612.50
	CTA:	645.00
	TOTAL:	2,257.50 *

13-32-200-057-1003 | 20221001672719 | 0-861-253-968

REAL ESTATE TRANSFER TAX		25-Oct-2022
	COUNTY:	107.50
	ILLINOIS:	215.00
	TOTAL:	322.50

13-32-200-057-1003 | 20221001672719 | 0-709-177-680

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

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Prepared By:

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Mail To:

Name & Address of Taxpayer:

Dreyfus Law Group
2040 N. Ardem Ave
Elmwood Park, IL 60707

JAZMINE M. RIVERA
2305 N. AUSTIN AVENUE, UNIT 3
CHICAGO, IL 60639

PROPERTY of Cook County Clerk's Office