

# UNOFFICIAL COPY

Doc#: 2230642060 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 11/02/2022 11:40 AM Pg: 1 of 3

Dec ID 20220901648075  
ST/CO Stamp 0-930-281-040 ST Tax \$620.00 CO Tax \$310.00  
City Stamp 0-393-410-128 City Tax: \$6,510.00

## Warranty Deed Statutory (Illinois)

THE GRANTOR(S), JAIME SANTIAGO and GLORIA AYDEE SANTIAGO, married, residents of the City of Chicago, Cook County, Illinois for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEYS AND WARRANTS to 2031 BELMONT LLC, an Illinois limited liability company.

~~\_\_\_ NOT AS TENANTS IN COMMON BUT AS JOINT TENANTS~~  
~~\_\_\_ NOT AS JOINT TENANTS BUT AS TENANTS IN COMMON~~  
~~\_\_\_ NOT AS JOINT TENANTS AND NOT AS TENANTS IN COMMON BUT AS TENANTS~~  
~~\_\_\_ BY THE ENTIRETY~~

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, applicable zoning laws, ordinances, regulations or subdivision indentures.

Permanent Index Number(s): (Part of) 14-30-106-010-0000  
Property Address: 2031 W. Belmont Avenue, Chicago, Illinois 60618

~~GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT SET FORTH IN THE DECLARATION OF CONDOMINIUM; AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING LAND DESCRIBED THEREIN. THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.~~

Dated this 22 day of September, 2022.

  
\_\_\_\_\_  
Jaime Santiago

  
\_\_\_\_\_  
Gloria Aydee Santiago

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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 JAIME SANTIAGO and GLORIA AYDEE SANITAGO 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 22 day of September, 2022.

*Michelle K Kurzydowski*  
\_\_\_\_\_  
Notary Public

My commission expires: 9/21/25



**THIS DOCUMENT PREPARED BY:**

Fuksa Khorshid, LLC  
200 W Superior St. Ste 410  
Chicago, IL 60654

**MAIL TAX BILL AND RECORDED DEED TO:**

2031 Belmont LLC  
2637 W. Haddon Ave. Fl #1  
Chicago, IL 60622

Property of Cook County Clerk's Office

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## EXHIBIT A

Legal Description:

LOTS 12 IN OWNER'S SUBDIVISION OF PART OF THE EAST HALF OF LOT 17 OF SNOW ESTATE SUBDIVISION BY SUPERIOR COURT IN PARTITION OF THE EAST HALF OF THE NORTH WEST QUARTER IF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 2031 W. Belmont Avenue, Chicago Illinois 60618  
PIN#: 14-30-106-010-0000

Property of Cook County Clerk's Office