

UNOFFICIAL COPY

WARRANTY DEED

The Grantor, Modesta Marchetti, Married, of the City of Chicago, County of Cook, State of Illinois, for the consideration of TEN and 00/100 Dollars (\$10.00), and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, CONVEYS and WARRANTS to:

Doc#: 2233346181 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/29/2022 03:51 PM Pg: 1 of 2

Dec ID 20221101699104
ST/CO Stamp 1-498-682-704 ST Tax \$51.00 CO Tax \$25.50
City Stamp 0-426-251-600 City Tax: \$535.50

Estela Flores, a single person, of CHICAGO, the following described Real Estate situated in the County of Cook, in the State of Illinois to wit:

[See attached legal description]

Permanent Real Estate Index Number: 19-27-401-038-1127
Common Address: 4300 W. Ford City Dr., #A-210 Chicago IL 60652

SUBJECT TO: general real estate taxes not due and payable at the time of Closing, covenants, conditions and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.

And the said Grantor hereby expressly waive and release any and all right or benefit under and by virtue of any and all statutes providing for the exemption of home from sale on execution or otherwise.

DATED this 28 day of Nov, 2022

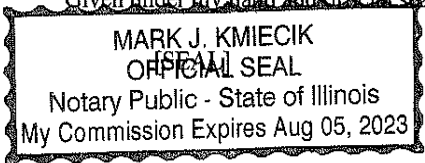
By: Modesta Marchetti
Modesta Marchetti

State of Illinois)
) ss.
County of Cook)

** Not homestead property as to spouse of grantor*

The undersigned, a notary public in and for the above county and state, certifies that Modesta Marchetti, known to me to be the same person whose names are subscribed as Grantor to the foregoing instrument, appeared before me in person and acknowledged signing and delivering the instrument as their free and voluntary act, for the uses and purposes set forth therein.

Given under my hand and official seal, this 28 day of Nov, 2022.



[Signature]
NOTARY PUBLIC

DEED PREPARED BY
Mark J. Kmiecik, J.D.
7922 S. Pulaski, Suite 101
Chicago, IL 60652

MAIL DEED TO:
ESTELA FLORES
6648 S. KARLOV AVE.
CHICAGO IL 60629

SEND TAX BILL TO:
ESTELA FLORES
6648 S. KARLOV AVE.
CHICAGO IL 60629

AFTER RECORDING, MAIL TO:
SATURN TITLE, LLC
1030 W. HIGGINS RD.
SUITE 365
PARK RIDGE, IL 60068 2234271 191

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American Land Title Association

File Number : 2234271Commitment for Title Insurance
Adopted 6-17-06 Revised 08-01-2016**EXHIBIT A****Legal:****PARCEL 1:**

UNIT A-210 IN THE FORD CITY CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF THE NORTH 3/4 OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 24911808, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS AS SET FORTH IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NUMBER 24748418 AND CREATED BY DEED FROM AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 10, 1978 AND KNOWN AS TRUST NUMBER 45058 TO NANCY A. TRAGOS RECORDED AS DOCUMENT NUMBER 25006466, IN COOK COUNTY, ILLINOIS.

Commonly known address: 4300 W. Ford City Dr., Unit A-210, Chicago, IL 60652

PIN #: 19-27-401-038-1127

PIN #:

PIN #:

Township: Lake

This page is only a part of a 2016 ALTA® Commitment for Title Insurance (issued by Old Republic National Title Insurance Company). This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; (and) Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form).

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