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WARRANTY DEED ILLINOIS STATUTORY

Doc#. 2234255207 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 12/08/2022 02:31 PM Pg: 1 of 3

Dec ID 20221101694740

ST/CO Stamp 0-562-668-880 ST Tax \$359.00 CO Tax \$179.50

City Stamp 1-099-539-792 City Tax: \$3,769.50

(The Above Space for Recorder's Use Only)

THE GRANTOR Parkside Chicago, LLC, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Alberto Gomez Tema, Isabela Perez Rojas, and Jesus A Gomez. *,* of ***, as ***, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 13-29-423-039-0000

Property Address: 2504 N Parkside, Chicago, IL 60639

*Grantee Marital Status: * Husband & Wife

** c. Jugle Man

**Grantee Address Before Closing: 4249 W. Wrightwood

***Tenancy: Joint Tenants

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

This is not Homestead property.

Landbust Tibs 120 S. LaSalle St Suite 1700 Chicago, IL 80603

 COUNTY:
 179.50

 ILLINOIS:
 359.00

 13-29-423-039-0000
 2022:101694740
 0.562-668-880

REAL ESTATE TRANS	FER TAX	22-Nov-2022
250	CHICAGO:	2,692.50
F# 7	CTA:	1,077.06
	FOTAL:	3.769.50 *
13-29-423-039-0000	20221101694740	1-099-539-792

Total does not include any applicable penalty or interest due.

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Dated this 16th day of Novemb	er , <u>2022</u> .
Parkside Chicago, LLC By: Janet Oviedo Title: President, Solc Member and Sole Man	ager
THAT Janet Oviedo, not personally but as the Parkside Chicago, LLC personally known to the foregoing instrument, appeared before signed, sealed and delivered in the instrument purposes therein set forth, including the release	
Given under my hand and notarial seal, this 2022. THIS INSTRUMENT PREPARED BY	Notary Publi JESSICA SOMERVILLE OFFICIAL SEAL
Brian Tierney Attorney at Law 6348 S Central Ave Chicago, IL 60638	Notary Public - State of Illinois My Commission Expires May 30, 2023
MAIL TO: Tierney & Associates LTD 2942 N. Damen Chicago, Fl. 60647	SEND SUBSEQUENT TAX BILLS TO: Alberto Comez Tema 2504 N. Parkside Chicago, II 60639

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EXHIBIT A LEGAL DESCRIPTION

LOT 121 IN FULLERTON CENTRAL MANOR, BEING A SUBDIVISION IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, AS PER PLAT RECORDED APRIL 26, 1929 AS DOCUMENT 10352966, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clark's Office