

UNOFFICIAL COPY

Warranty Deed

ILLINOIS

Doc#: 2234855052 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/14/2022 11:19 AM Pg: 1 of 4

Dec ID 20221101680959
ST/CO Stamp 0-943-237-456 ST Tax \$525.00 CO Tax \$262.50
City Stamp 1-391-110-480 City Tax: \$5,512.50

FIDELITY NATIONAL TITLE
CH22025676

Above Space for Recorder's Use Only

unmarried

THE GRANTOR(S) Margaret L. Hazenbush of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(s) and WARRANT(s) to (Name and Address of Grantee-s) Consuelo M. Venegas and Juan Carlos Castaneda as [Select a Tenancy] of ^{**}Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois to wit: (See page 2 for legal description attached here to and made part hereof.), hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes for 2021 not yet due and payable and subsequent years; Covenants, conditions and restrictions of record, if any;

* *tenants by the entirety*
Permanent Real Estate Index Number(s): 14-20-414-019-1005

** *grantee's address:*
2304 W. Jackson # 4W
Chicago IL 60612

Address(es) of Real Estate: 3305 N Racine Unit E Chicago Illinois 60657

The date of this deed of conveyance is dated this 1 day of November, 2022.

Margaret Hazenbush
Margaret L Hazenbush

State of IL, County of Cook. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Margaret L Hazenbush 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 official seal dated this 1 day of November, 2022.



[Signature]

Notary Public

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LEGAL DESCRIPTION

For the premises commonly known as: 3305 N Racine Unit E
Chicago, Illinois 60657

Legal Description:

UNIT NUMBER 3305 E IN HAWTHORNE COURT TOWNHOME CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF REAL ESTATE:

PARCEL 1:

LOT 1 TO 24, BOTH INCLUSIVE, AND LOT 42 (EXCEPT THE SOUTH 16 FEET THEREOF PREVIOUSLY DEDICATED FOR PUBLIC ALLEY) AND LOTS 43 TO 48, BOTH INCLUSIVE, ALSO THE VACATED ALLEY LYING EAST OF AND ADJOINING LOTS 1 TO 6, INCLUSIVE, AFORESAID AND THE NORTH 9 FEET OF LOT 7 AFORESAID AND WEST AND ADJOINING THE NORTH 9 FEET OF LOT 42 AFORESAID AND ALL OF LOTS 43 TO 48 AFORESAID BOTH INCLUSIVE, ALL IN BLOCK 1 IN BAXTER'S SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM OWNERSHIP, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 87333507, AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS SET FORTH IN SAID DECLARATION.

GRANTEES ADDRESS

<p>This instrument was prepared by: Cynthia Garcia Querrey & Harrow Ltd. 120 N. LaSalle St., Suite 2600 Chicago, IL 60602</p>	<p>Send subsequent tax bills to: Consuelo M. Venegas and Juan Carlos Castaneda 3305 N Racine Unit E Chicago Illinois 60657</p>	<p>Mail recorded document to: Consuelo M. Venegas and Juan Carlos Castaneda 3305 N Racine Unit E Chicago Illinois 60657</p>
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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

02-Nov-2022



CHICAGO:	3,937.50
CTA:	1,575.00
TOTAL:	5,512.50 *

14-20-414-019-1006 | 2022-101680959 | 1-391-110-480

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

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REAL ESTATE TRANSFER TAX		02-Nov-2022
	COUNTY:	262.50
	ILLINOIS:	525.00
	TOTAL:	787.50
14-20-414-019-1006	20221101680959	0-943-237-456