

UNOFFICIAL COPY

Doc#: 2234855125 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/14/2022 03:22 PM Pg: 1 of 2

WARRANTY DEED Statutory (ILLINOIS)

Dec ID 20221101600831
ST/CO Stamp 1-425-757-520 ST Tax \$150.00 CO Tax \$75.00
City Stamp 1-367-954-768 City Tax: \$1,575.00

THE GRANTOR: GABRIEL P. AGUILAR GIL, a married person, of the City of Chicago, Cook County, State of Illinois, for and in consideration of Ten and no/100 Dollars (10.00) in hand paid, **CONVEYS AND WARRANTS** to: **JOSE M. TAVAREZ**, a married person, of 4550 W. 203rd St., Matteson, IL 60443, the following described Real Estate in the County of Cook in the State of Illinois, to wit:

PARCEL 1: UNIT 4709 IN THE NEW YORK PRIVATE RESIDENCES, A CONDOMINIUM DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PARTS OF BLOCK 7 IN HUNDLEY'S SUBDIVISION OF LOTS OF PINE GROVE SUBDIVISION OF THE NORTHWEST FRACTIONAL SECTION 21, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 00973568, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY GRANT OF INGRESS AND EGRESS EASEMENT RECORDED AS DOCUMENT NUMBER 00973566, RECIPROCAL EASEMENT AND DEVELOPMENT RIGHTS AGREEMENT RECORDED AS DOCUMENT NUMBER 00973565 AND DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS RECORDED AS DOCUMENT NUMBER 00973567.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. This is not homestead property.

Subject to covenants, conditions, easements and restrictions of record and taxes for the year 2022 and subsequent years.

Permanent Real Estate Index Number: 14-21-110-048-1006

Address of Real Estate: 3660 North Lake Shore Drive, Unit 4709, Chicago, Illinois 60613

This instrument was prepared by:
ZENO J. TOSCAS, ATTORNEY AT LAW
TOSCAS LAW GROUP, LLC
12616 S. HARLEM AVENUE
PALOS HEIGHTS, ILLINOIS 60463

22154549 11
Old Republic Title
9601 Southwest Highway
Oak Lawn, IL 60453

MAIL TO:

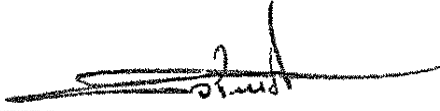
Mr. John Z. Toscas, Esq.
Toscas Law Group, LLC
12616 S. Harlem Avenue
Palos Heights, Illinois 60463

SEND SUBSEQUENT TAX BILLS TO:

Mr. Jose M. Tavarez
4540 203rd Street
Matteson, Illinois 60443

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Effective this 30th day of November 2022.



(Seal)

Gabriel P. Aguilar Gil

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 Gabriel P. Aguilar Gil is personally 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 he signed, sealed and delivered the said instrument as his 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, this 29th day of November, 2022.

Commission expires: 10/30/2026


NOTARY PUBLIC



REAL ESTATE TRANSFER TAX		02-Dec-2022
	COUNTY:	75.00
	ILLINOIS:	150.00
	TOTAL:	225.00
14-21-110-048-1006 20221101600831 1-425-757-520		

REAL ESTATE TRANSFER TAX		02-Dec-2022
	CHICAGO:	1,125.00
	CTA:	450.00
	TOTAL:	1,575.00 *
14-21-110-048-1006 20221101600831 1-367-954-768		

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