

WARRANTY DEED



2300646178D

Doc# 2300646178 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/06/2023 02:25 PM PG: 1 OF 3

Prepared by:

Karen A. Grad, Esq.

Karen A. Grad, P.C.

790 W. Frontage Road, Suite 705

Northfield, Illinois 60093

After recording mail to:

Alfred Quijano, Esq.

Quijano Law Group, P.C.

1820 N. Spaulding, Unit 301

Chicago, Illinois 60647

Chicago Title

THE GRANTOR, INDIANA SIXTEEN LLC, an Illinois limited liability company, with its principal place of business in Grosse Point Park, Michigan, for and in consideration of \$10.00 in hand paid, remises, releases, aliens, and warrants and conveys to GRANTEE, RICHARD QUIJANO, an unmarried man and ESMERALDA JIMENEZ, an unmarried woman of 1820 N. Spaulding, Unit 301, Chicago, IL 60647, not as tenants in common but as joint tenants, the following described real estate situated in the County of Cook in the state of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A AND INCORPORATED HEREIN BY REFERENCE.

And the Grantor, for itself and its successors, does covenant, promise and agree, to and with the Grantee, his successors and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited, and that the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL AND DEFEND:

SUBJECT TO: covenants, conditions and restrictions of record; public and utility easements; acts done or suffered through Buyer; all special governmental taxes or assessments confirmed or unconfirmed; homeowners or condominium association declaration and bylaws, if any, and general real estate taxes not due and payable at the time of Closing

hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

Permanent Real Estate Index Numbers(s): 17-21-132-011-0000

Address of Real Estate: 644 W. 16th Street, Unit 4, Chicago, IL 60616

Signature page follows.

UNOFFICIAL COPY

Dated this 16th day of November, 2022.

INDIANA SIXTEEN LLC,
an Illinois limited liability company

By: Kim Corbin
Its: Manager

STATE OF MICHIGAN)
) SS.
COUNTY OF WAYNE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Kim Corbin, Manager of Indiana Sixteen LLC, an Illinois limited liability company 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 in the instrument as the free and voluntary act of the LLC, 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 16th day of November, 2022.



Notary Public


Commission expires: _____

CAREN A. RUTTAN
Notary Public, State of Michigan
County of Wayne
My Commission Expires Feb. 01, 2028
Acting in the County of _____

Tax Bill to:

Richard Quijano
Esmeralda Jimenez
644 W. 16th Street, Unit 4
Chicago, IL 60616

REAL ESTATE TRANSFER TAX		30-Nov-2022
	COUNTY:	255.00
	ILLINOIS:	510.00
	TOTAL:	765.00
17-21-132-011-0000 20221101697725 1-837-667-664		

REAL ESTATE TRANSFER TAX		30-Nov-2022
	CHICAGO:	3,825.00
	CTA:	1,530.00
	TOTAL:	5,355.00 *
17-21-132-011-0000 20221101697725 0-763-925-840		

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

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CHICAGO TITLE
COMPANY

LEGAL DESCRIPTION

Order No.: 22GNW017102SK

For APN/Parcel ID(s): 17-21-132-011-0000

PARCEL 1: LOT D-1 IN UNION ROW SUBDIVISION, BEING A RESUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AS DISCLOSED BY THE PLAT OF SUBDIVISION RECORDED MAY 7, 2008 AS DOCUMENT NUMBER 0812822058.

PARCEL 2: EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND BY-LAWS FOR UNION ROW HOMEOWNERS ASSOCIATION RECORDED MAY 15, 2008 AS DOCUMENT NUMBER 0813645040, AND RE-RECORDED JULY 15, 2008 AS DOCUMENT NUMBER 0819709044 FOR SUPPORT, PARTY WALLS, CERTAIN ENCROACHMENTS AND ACCESS, AS MORE FULLY DESCRIBED THEREIN AND ACCORDING TO THE TERMS SET FORTH THEREIN.

Proposed Cook County Clerk's Office