



UNOFFICIAL COPY

WARRANTY DEED

Doc#: 2304049242 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/09/2023 03:33 PM Pg: 1 of 3

Dec ID 20230201649723
ST/CO Stamp 0-859-486-032 ST Tax \$210.50 CO Tax \$105.25
City Stamp 1-211-840-336 City Tax: \$2,210.25

This agreement, made this 8th day of February, 2023, between **Starr A. Jimenez** a Single woman, of Illinois, party of the first part, AND **Flawless Holdings LLC**, an Illinois Limited Liability Company of Niles, Illinois, party of the second part

1/2 23NW7150219 PK

(ABOVE SPACE FOR RECORDER'S USE ONLY)

WITNESSETH, that the parties of the first part, for and in consideration of the sum of Ten Dollars, and other good and valuable consideration, in hand paid by the party of the second part, the receipt of which is acknowledged, by these presents does REMISE, RELEASE, ALIEN AND **CONVEY AND WARRANT** unto the party of the second part, and to her heirs and assigns, FOREVER as :

- NOT AS TENANTS IN COMMON BUT AS JOINT TENANTS
- NOT AS JOINT TENANTS BUT AS TENANTS IN COMMON
- NOT AS JOINT TENANTS AND NOT AS TENANTS IN COMMON BUT AS TENANTS BY THE ENTIRETY

all the following described real estate, situated and described as follows, to wit:

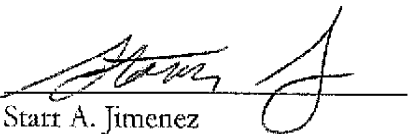
LEGAL DESCRIPTION: SEE ATTACHED EXHIBIT A

COMMONLY KNOWN AS: 3320 N Narragansett Ave., Unit 2, Chicago, IL 60634

PIN: 13-19-425-043-1002

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; and general real estate taxes for 2022 and subsequent years.

This is not a homestead property.


Starr A. Jimenez

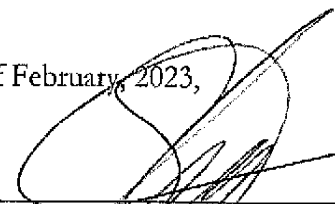
UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

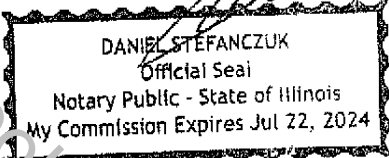
I, the undersigned Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Starr A. Jimenez** personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in persons, and acknowledged that as such, they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 8th day of February, 2023,

Commission expires July 22, 2024.



NOTARY PUBLIC



This instrument prepared by: Whitacre & Stefanczuk LTD., 900 Jorie Blvd. Suite 200 Oak Brook IL 60523

MAIL TO:

_____ →

SEND SUBSEQUENT TAX BILLS TO:
Flawless Holdings LLC
8100 W. Oakton #103
Ailes IL 600714

Recorder's Office Box No. _____

Property of Cook County Clerk's Office

UNOFFICIAL COPY

LEGAL DESCRIPTION

Order No.: 23NW7150219PK

For APN/Parcel ID(s): 13-19-425-043-1002

UNIT 2 IN 3320 N. NARRAGANSETT CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 6 (EXCEPT THE NORTH 34.86 FEET THEREOF) IN OLIVER L. WATSON'S RESUBDIVISION OF LOTS 2 TO 7 INCLUSIVE IN BLOCK 8 IN SEAVEM'S ROSCOE STREET SUBDIVISION IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 40 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 ON JUNE 21, 2019, AS DOCUMENT NUMBER 1917216047 AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE OF PARKING SPACE P-2, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION, AFORESAID, RECORDED ON JUNE 21, 2019, AS DOCUMENT NUMBER 1917216047, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office