

# UNOFFICIAL COPY

22-142471 1/2  
WARRANTY DEED

Doc#: 2304506235 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 02/14/2023 01:51 PM Pg: 1 of 4

Dec ID 20230201645519  
ST/CO Stamp 1-895-094-096 ST Tax \$390.00 CO Tax \$195.00  
City Stamp 1-041-880-912 City Tax: \$4,095.00

The Grantors **Pamela B. Walsh**, for the consideration of TEN and 00/100 Dollars (\$10.00), and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, CONVEYS and WARRANTS to;

**Jose L. Ochoa & Stephanie Garcia**, husband and wife, the following described Real Estate situated in the County of Cook In the State of Illinois, to wit:

**PARCEL 1:**

UNIT 18N AND 248 IN THE DEARBORN TOWER CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: CERTAIN LOTS AND PORTIONS OF VACATED STREETS AND ALLEYS IN WILDER'S SOUTH ADDITION TO CHICAGO, BEING A SUBDIVISION OF PART OF THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0010326428; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

EASEMENT FOR INGRESS AND EGRESS, USE, SUPPORT AND ENJOYMENT FOR THE BENEFIT OF PARCEL 1 AFORESAID AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS DATED APRIL 20, 2001 AND RECORDED APRIL 20, 2001 AS DOCUMENT 0010326427.

**Property Address: 1530 S. State Street, Unit 18N, Chicago, IL 60605**

**Parcel ID Number: 17-21-210-148-1312 and 17-21-210-148-1546**

**SUBJECT TO:** General real estate taxes not due and payable at the time of Closing, covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.

And the said Grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes providing for the exemption of homesteads from sale on execution or otherwise.

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DATED this 1st day of February, 2023

Pamela B. Walsh

Pamela B. Walsh

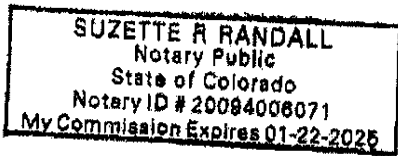
State of Colorado

County of Lincoln

The undersigned, a notary public in and for the above county and state, certifies that Pamela B. Walsh, known to me to be the same person whose name is subscribed as Grantor to the foregoing instrument, appeared before me in person and acknowledged signing and delivering the instrument as the free and voluntary act of the Grantor, for the uses and purposes set forth therein.

Given under my hand and official seal, this 1st day of February, 2023

Suzette R. Randall  
NOTARY PUBLIC



**DEED PREPARED BY:**  
Alfred S. Dynia  
710 W. Higgins Rd., Suite 103  
Park Ridge, IL 60068

**MAIL DEED TO:**  
Jose Ochoa  
1530 S. State St. Unit 18N  
Chicago, IL 60605

**SEND TAX BILL TO:**  
Jose Ochoa  
1530 S. State St. Unit 18N  
Chicago, IL 60605

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**CHICAGO:** 2,925.00

**CTA:** 1,170.00

**TOTAL:** 4,095.00 \*

17-21-210-148-1312 | 20230201645519 | 1-041-880-912

Total does not include any applicable penalty or interest due.

Property of Cook County Clerk's Office

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17-21-210-148-1312

20230201645519

1-895-094-096

COUNTY:	195.00
ILLINOIS:	390.00
TOTAL:	585.00

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