

# UNOFFICIAL COPY



Doc# 2305308067 Fee \$73.00

WARRANTY DEED

AFTER RECORDING, MAIL TO:  
Judy L. DeAngelis  
767 Walton Lane  
Grayslake, IL 60030

HSP FEE:\$9.00 RPRF FEE: \$1.00

MAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/22/2023 02:58 PM PG: 1 OF 2

GRANTOR, **Jeffrey Paulson**, a single person, for and in consideration of TEN and 00/100 Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, CONVEY and WARRANT to the GRANTEE, **Ciro Giancarlo Sepuveda**, a single person, the following described real estate situated in the County of Cook, State of Illinois to-wit:

LEGAL DESCRIPTION:

PARCEL 1:

UNIT 503 AND GARAGE UNIT NO. GU-35 IN RIVER VILLAGE LOFTS CONDOMINIUM IN THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF LOTS 19 THROUGH 23 IN BLOCK 96 IN ELSTON'S ADDITION TO CHICAGO, A SUBDIVISION IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT 'D' TO THE DECLARATION OF CONDOMINIUM RECORDED OCTOBER 15, 2002 AS DOCUMENT 0021128852 AND AS AMENDED BY DOCUMENT 0324732032 RECORDED SEPTEMBER 4, 2003, AND AS FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE NUMBER S-42, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0021128852.

PARCEL 3:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS AND OPERATING AGREEMENT RECORDED MARCH 12, 2001 AS DOCUMENT 0010192877 AND AS AMENDED AND RESTATED BY INSTRUMENT RECORDED OCTOBER 15, 2002 AS DOCUMENT 0021128849 FOR THE FOLLOWING PURPOSES: A) INGRESS AND EGRESS AND USE B) STRUCTURAL SUPPORT C) USE OF FACILITIES IN THE CATALOG BUILDING AND GARAGE BUILDING D) MAINTENANCE OF CATALOG BUILDING EASEMENT FACILITIES AND GARAGE EASEMENT FACILITIES E) MAINTENANCE AND USE OF EASEMENT FACILITIES F) SUPPORT, ENCLOSURE, USE AND MAINTENANCE OF CATALOG BUILDING AND GARAGE BUILDING COMMON WALLS, CEILINGS AND FLOORS G) WATER MAIN CONNECTION, SANITARY SEWER MAIN CONNECTION AND GAS MAIN CONNECTION H) UTILITIES I) PERMITTING EXISTENCE OF ENCROACHMENTS IN CATALOG BUILDING AND GARAGE BUILDING J) EXTERIOR MAINTENANCE K) EXTERIOR SIGNAGE L) DUMPSTERS M) OWNED FACILITIES N) SHARED FACILITIES AND O) OVERHANGING BALCONIES; OVER THE LAND DESCRIBED IN EXHIBIT S ATTACHED THERETO.

COMMONLY KNOWN AS: 1000 N Kingsbury St, Unit 503 and GU-35, Chicago, IL 60610

PERMANENT INDEX NUMBERS: 17-04-300-048-1035 and 17-04-300-048-1118

SUBJECT TO: General and special real estate taxes which are not yet due and payable; conditions, covenants, and restrictions of record; building lines and easements, if any, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

# UNOFFICIAL COPY

DATED 02/16/2023

*Jeffrey Paulson*

Jeffrey Paulson

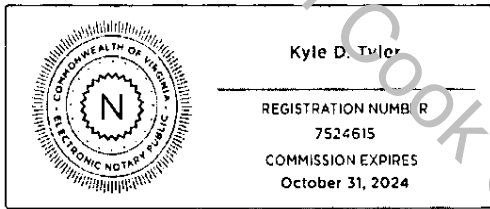
State of Virginia )

County of Loudoun )

SS

I, the undersigned, a Notary Public in and for said County in the State aforesaid DO HEREBY CERTIFY that the above-named person(s), 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 said instrument as his/her/their free and voluntary act for the uses and purposes herein set forth.

Given under my hand and official seal this 02/16/2023



*KDT*  
\_\_\_\_\_  
(SEAL)  
NOTARY PUBLIC

Notarized online using audio-video communication

REAL ESTATE TRANSFER TAX		21-Feb-2023
	COUNTY:	142.50
	ILLINOIS:	285.00
	TOTAL:	427.50
17-04-300-048-1118	20230101635824	1-58 211-024

This document prepared by:

Antonio Musillami  
Musillami & Connealy, LLC  
220 N. Green St.  
Chicago, IL 60607

Send future tax bills to:  
Ciro Giancarlo Sepulveda  
1000 N Kingsbury St  
Unit 503 and GU-35  
Chicago, IL 60610

REAL ESTATE TRANSFER TAX		21-Feb-2023
	CHICAGO:	2,137.50
	CTA:	855.00
	TOTAL:	2,992.50 *
17-04-300-048-1118	20230101635824	0-363-929-424

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