

# UNOFFICIAL COPY

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WARRANTY DEED  
ILLINOIS STATUTORY

GIT

Doc#: 2306646215 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 03/07/2023 03:05 PM Pg: 1 of 2

Dec ID 20230201655907  
ST/CO Stamp 0-269-123-408 ST Tax \$125.00 CO Tax \$62.50

THE GRANTOR, **Christopher P. Walsh**, an unmarried man and the surviving joint tenant of Judith Walsh, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, conveys and warrants to **Roberto Garcia**, ~~married to a married man~~, 2741 N. Mobile, Chicago, Illinois 60639, all of his interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

UNIT 1B TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN ELMWOOD COURT CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 99981031, AS AMENDED, IN THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**SUBJECT TO:** covenants, conditions and restrictions of record; private, public and utility easements and roads and highways; party wall rights and agreements; and real estate taxes not yet due and owing,

Permanent Real Estate Index Number: 12-25-228-039-1002  
Address of Real Estate: 2800 N. 73rd Court, Apt. 1B, Elmwood Park, IL 60707

Dated this 23 day of February, 2023

*Christopher P. Walsh*

Christopher P. Walsh

REAL ESTATE TRANSFER TAX

01-Mar-2023



COUNTY:	62.50
ILLINOIS:	125.00
TOTAL:	187.50

12-25-228-039-1002

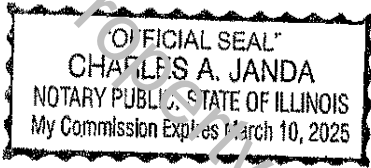
| 20230201655907 | 0-269-123-408

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STATE OF ILLINOIS  
COUNTY OF COOK ss

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Christopher P. Walsh, 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 23<sup>d</sup> day of February, 2023



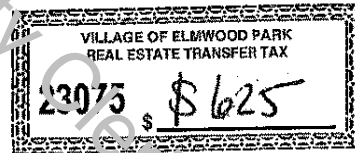
Charles A Janda  
Notary Public

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**Prepared By:** Charles A. Janda  
120 N. LaSalle St., Ste. 1040  
Chicago, IL 60602

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**Mail To:**  
Roberto Garcia  
2800 N. 73rd Court, Apt. 1B  
Elmwood Park, IL 60707



**Name & Address of Taxpayer:**  
Roberto Garcia  
2800 N. 73rd Court, Apt. 1B  
Elmwood Park, IL 60707