

# UNOFFICIAL COPY

**PREPARED BY:**

Richard Velázquez  
Velázquez Law Group LLC  
1311 W. 33<sup>rd</sup> St.  
Chicago, IL 60608

Doc#: 2306833220 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 03/09/2023 11:42 AM Pg: 1 of 4

Dec ID 20230301662802  
ST/CO Stamp 1-908-801-360 ST Tax \$120.00 CO Tax \$60.00  
City Stamp 0-399-016-144 City Tax: \$1,260.00

## WARRANTY DEED

THIS AGREEMENT is made this 24<sup>th</sup> day of February of 2023, between **OSCAR MUÑOZ**, a married man with an address of 6962 Fieldstone Dr., Burr Ridge, Illinois 60527 ("GRANTOR"), and **VISTA BELLA, LLC**, an Illinois limited liability company, with an address of 946 N. Wood St., Unit 1, Chicago, Illinois, 60622, ("GRANTEE").

**\*\*This property is not Homestead Property: neither Grantor nor his spouse have ever resided in the property.**

**WITNESSETH:** The GRANTOR in consideration of the sum of TEN and 00/100 DOLLARS (\$10.00), receipt whereof is hereby acknowledged, does hereby convey, unto GRANTEE, in fee simple by way of Warranty Deed, the following described real estate in Cook County, State of Illinois:

Legal Description:

PARCEL 1:

UNIT 3A IN THE 2325 SOUTH SAWYER CONDOMINIUM ASSOCIATION (AS HEREINAFTER DESCRIBED) TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, WHICH UNIT AND COMMON ELEMENTS ARE COMPRISED OF:

LOTS 30 AND 31 IN BLOCK 8 IN KRALOVEC AND KASPER'S SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 26 TOWNSHIP 39 NORTH, RANGE 13 (EXCEPT THE SOUTH 44 ACRES) EAST OF THE THIRD PRINCIPAL MERIDIAN,

WHICH SURVEY IS ATTACHED AS EXHIBIT 'D' TO THE DECLARATION OF CONDOMINIUM, RECORDED AS DOCUMENT 0626231073, IN COOK COUNTY ILLINOIS.

Chicago Title 230016325 10003 5005

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PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P-3, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM AFORESAID.

Permanent Index Numbers: 16-26-215-043-1005

Common Address of Real Estate: 2327 S. Sawyer Ave., Unit #3A, Chicago, IL 60623

SUBJECT TO: (1) real estate taxes not yet due and payable; (2) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at the time of closing; (3) applicable zoning, planned unit development and building laws or ordinances and restrictions; (4) public, private and utility easements; (5) encroachments, covenants, conditions, restrictions, and agreements of record, certain unrecorded license agreements and railroad rights of way, if any, reservations, easements and rights, and (6) acts done or suffered by GRANTEE, or anyone claiming, by, through, or under GRANTEE.

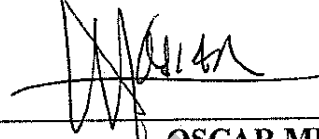
REAL ESTATE TRANSFER TAX		03-Mar-2023
	CHICAGO:	900.00
	CTA:	360.00
	TOTAL:	1,260.00 *

16-26-215-043-1005 | 20230301662802 | 0-399-016-144  
\* Total does not include any applicable penalty or interest due.

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IN WITNESS WHEREOF, the GRANTOR has hereunto set her hand and seal the day and year first above written.

GRANTOR:

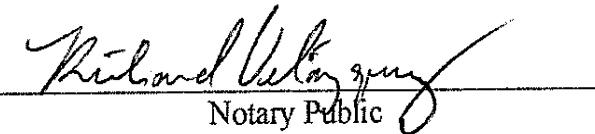
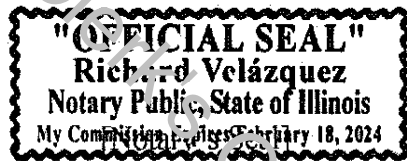


OSCAR MUÑOZ

State of Illinois )  
County of Cook ) SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that **OSCAR MUÑOZ**, personally known to me, and whose name is subscribed to the foregoing instrument, caused his signature to be affixed to 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, if any.

Given under my hand and official seal, this 24<sup>th</sup> day of February 2023.

  
Notary Public

AFTER RECORDING MAIL TO:  
Vista Bella, LLC  
c/o Carlos Cardenas  
946 N. Wood St., Unit 1,  
Chicago, Illinois 60622

SEND SUBSEQUENT TAX BILLS TO:  
Vista Bella, LLC  
c/o Carlos Cardenas  
946 N. Wood St., Unit 1,  
Chicago, Illinois 60622

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16-26-215-043-1005

20230301662802

1-908-801-360

COUNTY:	60.00
ILLINOIS:	120.00
TOTAL:	180.00

Property of Cook County Clerk's Office