



Doc# 2310013099 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/10/2023 11:46 AM PG: 1 OF 4

PREPARED BY:

Cervantes Chatt & Prince P.C.
100 N. LaSalle Street, Suite 2207
Chicago, Illinois 60602

AFTER RECORDING, MAIL TO:

Matam Law Firm, LLC
Skokie Blvd, *see page 2*
Skokie, IL 60077

WARRANTY DEED

GRANTOR,

ARTHUR J. ROONEY, a divorced man not since remarried, and **DEBORAH E. ROONEY**, a divorced woman not since remarried, of the city of Chicago, County of Cook, state of Illinois, for and in consideration of the sum of TEN and NO/100 (\$10.00) DOLLARS and other good and valuable consideration in hand paid,

(The Above Space for Recorder's Use Only)

CONVEYS and WARRANTS to GRANTEE(s), **RUTH ARACELI ABARCA-COMPTON AND EVAN MICHAEL COMPTON**, not as tenants in common, nor as joint tenants, but as **TENANTS BY THE ENTIRETY**, having the current address 1424 W Winona St W Chicago IL 60640, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO: Covenants, conditions and restrictions of record; Building lines and easements; General real estate taxes for the year 2022 and subsequent years;

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number: **14-20-400-038-1001**

Common Address of Real Property: **1139 W. Addison St, Unit 1 Chicago, IL 60613**

THIS IS NOT HOMESTEAD PROPERTY TO EITHER GRANTOR

REAL ESTATE TRANSFER TAX 06-Apr-2023



CHICAGO: 4,342.50
CTA: 1,737.00
TOTAL: 6,079.50 *

14-20-400-038-1001 | 20230301677297 | 0-945-292-496

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

REAL ESTATE TRANSFER TAX 07-Apr-2023



COUNTY: 289.50
ILLINOIS: 579.00
TOTAL: 868.50

14-20-400-038-1001 | 20230301677297 | 2-075-854-032

UNOFFICIAL COPY

Dated this ____th day of _____, 2023.

ARTHUR J. ROONEY

STATE OF _____)
) SS
COUNTY OF _____)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **ARTHUR J. ROONEY**, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me and they signed and delivered the said instrument as their 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 ____ day of _____, 2023.

Notary Public
My Commission Expires _____

Dated this 31th day of march, 2023.

Deborah E. Rooney
DEBORAH E. ROONEY

STATE OF Illinois)
) SS
COUNTY OF COOK)

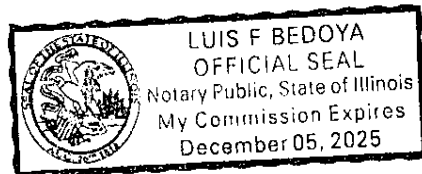
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **DEBORAH E. ROONEY**, personally known to me, to be the same persons whose names are subscribed to the foregoing instrument, appeared before me and they signed and delivered the said instrument as their 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 31 day of March, 2023.

Luis F. Bedoya
Notary Public
My Commission Expires 12/05/2025

mail to and

MAIL SUBSEQUENT TAX BILLS TO:
Ruth A. Abarca-Compton & Evan M. Compton
1139 W. Addison St, Unit 1
Chicago, IL 60613



UNOFFICIAL COPY

Dated this 9th day of March, 2023.

ARTHUR J. ROONEY

STATE OF IL)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **ARTHUR J. ROONEY**, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me and they signed and delivered the said instrument as their 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 9th day of March, 2023.



Notary Public
My Commission Expires 12/11/2024

Dated this ___th day of _____, 2023.

DEBORAH E. ROONEY

STATE OF _____)
) SS
COUNTY OF _____)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **DEBORAH E. ROONEY**, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me and they signed and delivered the said instrument as their 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 ___ day of _____, 2023.

Notary Public
My Commission Expires _____

MAIL SUBSEQUENT TAX BILLS TO:
Ruth A. Abarca-Compton & Evan M. Compton
1139 W. Addison St, Unit 1
Chicago, IL 60613

UNOFFICIAL COPY

LEGAL DESCRIPTION

PARCEL 1: UNIT NUMBER 1139-1 IN THE 1139 WEST ADDISON CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 15 IN BLOCK 2 IN E.J. LEHMAN'S SUBDIVISION OF LOT 4 (EXCEPT THE RAILROAD) OF ASSESSOR'S DIVISION OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20 TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 97141058, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE NO. P-1, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 97141058, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office