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of Loop-MLC

23gnw049162WC
1 of 2

WARRANTY DEED
ILLINOIS STATUTORY

JOINT TENANTS



Doc# 2310806032 Fee \$88.00

SHSP FEE: \$9.00 RPRF FEE: \$1.00

CAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/18/2023 09:31 AM PG: 1 OF 2

THE GRANTOR, **HECTOR R. DIAZ**, a single man, of 1033 W 14th Pl Unit 117, Chicago, County of Cook, State of Illinois for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to **CHRISTIANA TORRES** and **JOSHUA MILLEP**, as joint tenants with rights of survivorship, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

PARCEL 1: UNIT 117 AND GU 33 IN THE UNIVERSITY COMMONS I CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOTS 25 THROUGH 44, INCLUSIVE, TOGETHER WITH THE NORTH HALF OF THE VACATED ALLEY LYING SOUTH OF AND ADJOINING SAID LOTS 25 THROUGH 44, INCLUSIVE IN THE SOUTH WATER MARKET, A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 39, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 1, 1925 AS DOCUMENT NO. 8993073, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM MADE BY ONE CHICAGO UNIVERSITY COMMONS, LLC AN ILLINOIS LIMITED LIABILITY COMPANY AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 0533532029, AS AMENDED FROM TIME TO TIME TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-17, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0533532029, AS AMENDED FROM TIME TO TIME.

SUBJECT TO: Covenants, conditions and restrictions of record, private, public and utility easements and roads and highways and general real estate taxes for years not yet due and payable.

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

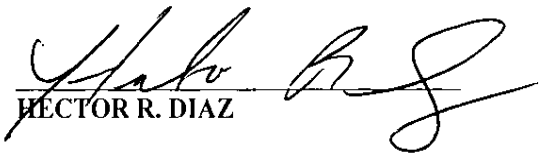
TO HAVE AND TO HOLD as joint tenants with rights of survivorship, forever.

Permanent Real Estate Index Number: 17-20-226-064-1017 & 17-20-226-064-1137

Address of Real Estate: 1033 W 14th Pl Unit 117, Chicago, IL 60608

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Dated this 11 day of April, 2023

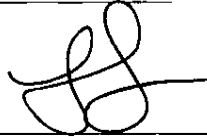

HECTOR R. DIAZ

STATE OF ILLINOIS
COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **HECTOR R. DIAZ**, a single man, 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 11 day of April, 2023








Notary Public

Prepared by:
Frank Salerno, Esquire
Salerno Law Group, P.C.
22 Calendar Court, 2nd Floor
LaGrange, IL 60525

Mail to:
Rob Roe, Esquire
Rob Roe & Associates, P.C.
111 West Jackson Blvd., Suite 1700
Chicago, IL 60604

Name and Address of Taxpayer:
Christina Torres & Joshua Miller
1033 W. 14th3 Pl, Unit 117
Chicago, IL 60608

REAL ESTATE TRANSFER TAX		14-Apr-2023
	COUNTY:	163.50
	ILLINOIS:	327.00
	TOTAL:	490.50
17-20-226-064-1017 20230401694123 0-416-896-208		

REAL ESTATE TRANSFER TAX		14-Apr-2023
	CHICAGO:	2,452.50
	CTA:	981.00
	TOTAL:	3,433.50 *
17-20-226-064-1017 20230401694123 1-740-346-576		

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