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Doc#: 2311855127 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 04/28/2023 01:55 PM Pg: 1 of 3

Dec ID 20230401608756

ST/CO Stamp 0-175-996-112 ST Tax \$950.00 CO Tax \$475.00

City Stamp 0-395-967-696 City Tax: \$9,975.00

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTORS

Robert Martin and Nancy Martin
10184 E Rising Sun Dr
Scottsdale, AZ 85262

(The Above Space for Recorder's Use Only)

THE GRANTORS Robert M. Martin and Nancy L. Martin, as trustees of the Robert and Nancy Martin Revocable Trust, of 10184 E Rising Sun Dr, Scottsdale, AZ 85262 for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to Diana Morado, a married person, of Chicago, IL, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"


Permanent Index Number(s): 14-31-426-053-1003 and 14-31-426-053-1020

Property Address: 1615 N Wolcott Ave., Unit 203, Chicago, IL 60622

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

SUBJECT TO: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

Dated this 10th day of APRIL, 2023.


Robert Martin
as trustees of the Robert and Nancy Martin
Revocable Trust


Nancy Martin
as trustees of the Robert and Nancy Martin
Revocable Trust

FD-23-0212 1 of 3

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STATE OF AZ)
) SS,
 COUNTY OF Maricopa)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Robert Martin and Nancy Martin personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered in the 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 notarial seal, this 10 day of April, 2023.


 Notary Public




THIS INSTRUMENT PREPARED BY
 Brian Iversen
 Iversen Law
 119 S. Emerson Street, #262
 Mt. Prospect, IL 60056



MAIL TO:

Graham Conatser
 190 S Lasalle #1700
 Chicago, IL 60603

SEND SUBSEQUENT TAX BILLS TO:

Diana Morado
 1615 N Wolcott Ave., Unit 203
 Chicago, IL 60622

REAL ESTATE TRANSFER TAX		28-Apr-2023
	CHICAGO:	7,125.00
	CTA:	2,850.00
	TOTAL:	9,975.00 *
14-31-426-053-1003 20230401608756 0-395-967-696		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		28-Apr-2023
 	COUNTY:	475.00
	ILLINOIS:	950.00
	TOTAL:	1,425.00
14-31-426-053-1003 20230401608756 0-175-996-112		

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EXHIBIT A LEGAL DESCRIPTION

Parcel 1:

Units 203 and PU-12 in 1615 North Wolcott Condominium, as delineated on a survey of the following described parcels of real estate:

Part of Lots 35, 36 and 37 in E.R. Smith's Subdivision of Block 35 in Sheffield's Addition to Chicago in the Southeast 1/4 of the Southwest 1/4 of Section 31, Township 40 North Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Which survey is attached as Exhibit "B" to the Declaration of Condominium recorded as Document 0806418016, as amended from time to time, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Parcel 2:

Easement for ingress, egress, support and enjoyment as created by the declaration of covenants, conditions, restrictions and easement for 1615 North Wolcott Condominiums and commercial space recorded March 5, 2009 as Document 0806418017.

Pin: 14-31-426-053-1003
14-31-426-053-1020