


UNOFFICIAL COPY

Atlas Title & Escrow
File# 4-23-20162
Date 3-22-2023



Doc#: 2312116062 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/01/2023 12:21 PM Pg: 1 of 3

Dec ID 20230301677999
ST/CO Stamp 0-126-026-448 ST Tax \$222.00 CO Tax \$111.00
City Stamp 0-014-353-104 City Tax: \$2,331.00

WARRANTY DEED ILLINOIS STATUTORY

REAL ESTATE TRANSFER TAX	01-May-2023
 CHICAGO:	1,666.00
CTA:	666.00
TOTAL:	2,331.00 *

17-07-329-050-1007 | 20230301677999 | 0-014-353-104
* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX	01-May-2023
 COUNTY:	111.00
 ILLINOIS:	222.00
TOTAL:	333.00

17-07-329-050-1007 | 20230301677999 | 0-126-026-448

(The Above Space for Recorder's Use Only)

THE GRANTOR A&S Real Properties, LLC, an Illinois Limited Liability Company, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Carolina Villegas, A Single Woman, of 4810 West Ainslie Street, Chicago, IL 60630, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

Permanent Index Number(s): 17-07-329-050-1007 & 17-07-329-050-1069

Property Address: 2230 West Madison Street, #102, Chicago, IL 60612

Situated in the County of Cook, State of Illinois, to wit:

Parcel A:

Unit 102 and PSU-36 in the 2200 West Madison Condominiums, as delineated on a survey of the following described real estate:

Lots 65 through 71 both included, in the Subdivision of Block 58 of Canal Trustees Subdivision of part of the Southwest Quarter of Section 7, Township 39 North, Range 14, East of the Third Principal Meridian, according to the Plat thereof recorded January 14 1853 as Document No. 39021 and also Lots 6 and 7 in Peter B. Small and other's Subdivision of Block 58 of Canal Trustees Subdivision of part of the Southwest Quarter of Section 7, Township 39 North, Range 14, East of the Third Principal Meridian, according to the Plat thereof recorded December 28, 1864 as Document No. 89932, which survey is attached to the Declaration of Condominium recorded as Document No. 0824239056 together with its percentage interest in the common elements, in Cook County, Illinois.

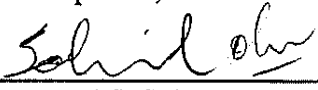
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Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois

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 March, 2023,

A&S Real Properties, LLC

By: 
Mohammad S. Suleman, Its Manager

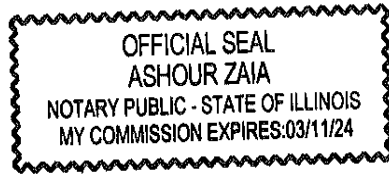
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STATE OF ILLINOIS)
) SS,
 COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Mohammad S. Suleman, manager of A&S Real Properties, LLC 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 it signed, sealed and delivered in the instrument as its 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 19th day of March, 2023.

Ashour Zaia
 Notary Public



THIS INSTRUMENT PREPARED BY
 A. Imran Khan
 ARK Attorneys, LLC
 1000 N. Milwaukee Ave., Suite 100
 Chicago, IL 60642

MAIL TO:

Law Office of Anthony V. Panzica
 2510 West Irving Park Road, Unit B
 Chicago, IL 60618

SEND SUBSEQUENT TAX BILLS TO:

Carolina Villegas
2230 W Madison St #102
Chicago IL 60612