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Doc# 2312345241 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/03/2023 04:23 PM Pg: 1 of 3

Dec ID 20230401699629
ST/CO Stamp 1-292-600-016 ST Tax \$263.00 CO Tax \$131.50
City Stamp 0-477-463-248 City Tax: \$2,761.50

FIRST AMERICAN TITLE
FILE # AF103359

WARRANTY DEED
ILLINOIS STATUTORY

THE GRANTORS, JOSEPH K. LWANGA and ROSEMARY LWANGA, Husband and Wife, of the City of FLOSSMOOR, County of Cook, State of Illinois for and in consideration of ten dollars, and other good and valuable consideration in hand paid, CONVEY and WARRANT to HECTOR AYALA, of 959 W. 37TH ST. #8, CHICAGO, Illinois, of the County of Cook, all interest in the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

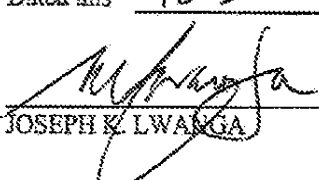
See Exhibit "A" attached hereto and made a part hereof

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, terms and provisions of the Declaration of Condominium/Covenants, Conditions and Restrictions ("Declaration/CCRs") and all amendments; public and utility easements including any easements established by or implied from the Declaration/CCRs or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Governing Law; installments due after the date of Closing of general assessments established pursuant to the Declaration/CCRs

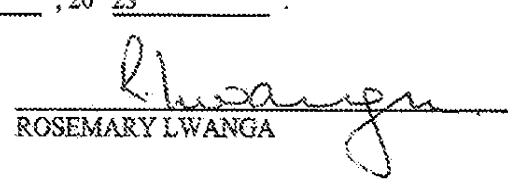
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 17-20-227-059-1115 + 17 20 227 059 1213
Address(es) of Real Estate: 1071 W. 15TH ST. #G, CHICAGO, IL 60608

Dated this 18th day of April, 20 23



JOSEPH K. LWANGA



ROSEMARY LWANGA

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STATE OF ILLINOIS, COUNTY OF COOK _____ ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT JOSEPH K. LWANGA and ROSEMARY LWANGA 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 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 18 day of April, 20 23.



[Signature] (Notary Public)

Prepared by:
LAW OFFICES OF JONATHAN M. AVEN
25 W. RANDOLPH ST. #1001
CHICAGO, IL 60601

Mail to:
ANTHONY N. PANZICA
2510 W. IRVING PARK RD.
CHICAGO, IL 60618

Name and Address of Taxpayer:
HECTOR AYALA
1071 W. 15TH ST. #G
CHICAGO, IL 60608

Property of Cook County Clerk's Office

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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: PARCEL 1:

UNIT 305 AND GARAGE UNIT 17 IN THE UNIVERSITY COMMONS III CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOTS 133 THROUGH 166, INCLUSIVE, IN SOUTH WATER MARKET, A RESUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

ALSO:

THAT PARK OF THE EAST-WEST 20 FOOT PUBLIC ALLEY LYING SOUTH OF THE SOUTH LINES OF LOT 133 THROUGH 166, BOTH INCLUSIVE, IN SOUTH WATER MARKET AFORESAID, LYING NORTH OF THE NORTH LINES OF LOTS 81 THROUGH 108, BOTH INCLUSIVE, IN J.H. REE'S SUBDIVISION AFORESAID LYING NORTH OF A LINE 20 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINES OF LOTS 159 THROUGH 166, BOTH INCLUSIVE, IN SOUTH WATER MARKET AFORESAID LYING EAST OF THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 133 IN SOUTH WATER MARKET AFORESAID, AND LYING WEST OF THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 166 IN SOUTH WATER MARKET AFORESAID, SAID PUBLIC ALLEYS AND PART OF THE PUBLIC ALLEYS BEING FURTHER DESCRIBED AS ALL OF THE EAST-WEST 20 FOOT PUBLIC ALLEYS AND PART OF THE EAST-WEST 48.83 FOOT, MORE OR LESS, PUBLIC ALLEYS IN THE AREA BOUNDED BY WEST 21ST PLACE, SOUTH MORGAN STREET, THE NORTH RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD AND SOUTH RACINE AVENUE; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0605934007, 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-115, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0605934007, AS AMENDED FROM TIME TO TIME.

Permanent Index #'s: 17-20-227-059-1115 and 17-20-227-059-1213

Property Address: 1071 W 15TH ST, Unit 305, Chicago, Illinois 60608