

UNOFFICIAL COPY

Doc#: 2314245156 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/22/2023 11:57 AM Pg: 1 of 2

AFTER RECORDING MAIL TO:

Joseph Padula Zamora
Attorney at Law
170775 Butterfield Rd Unit 129
Oakbrook Terrace IL 60181

Dec ID 20230501618961
ST/CO Stamp 2-065-402-576 ST Tax \$195.00 CO Tax \$97.50
City Stamp 0-768-314-064 City Tax: \$2,047.50

SEND SUBSEQUENT TAX BILLS TO:

Claudia Sofia Nieves
1531 West Rosemont Avenue Unit 2S
Chicago, Illinois 60660

Above Space for Recorder's Use Only

ATA / GMT Title Agency
1550 Spring Road, Suite 108
Oak Brook, IL 60523

File # 23873012-IL

WARRANTY DEED

(ILLINOIS)
General

THE GRANTOR, VIRGINIA S. HARAVON, an unmarried person, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten Dollars and No Cents (\$10.00), in hand paid, CONVEYS AND WARRANTS to GRANTEE, CLAUDIA SOFIA NIEVES, a single woman of Chicago IL the following described Real Estate, situated in the County of Cook in the State of Illinois, in fee simple absolute, to wit:

PARCEL 1: UNIT 1531-2S IN THE ROSEMONT PLACE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED LAND: LOT 108 IN EDGEWATER PARK, IN THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0424645118 TOGETHER WITH IT'S UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE USE OF STORAGE SPACE S-4, A LIMITED COMMON ELEMENT AS SET FORTH AND DEFINED IN THE SURVEY ATTACHED TO THE DECLARATION RECORDED AS DOCUMENT NUMBER 0424645118.

**COMMONLY KNOWN AS: 1531 WEST ROSEMONT AVENUE # 2S
CHICAGO, ILLINOIS 60660**

PERMANENT INDEX NUMBER: 14-05-108-043-1005

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.

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GRANTOR hereby release and waive all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

IN WITNESS WHEREOF, Grantor has signed and sealed this Warranty Deed this 9 day of May 2023.

GRANTOR




VIRGINIA S. HARAVON

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a notary public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY THAT, VIRGINIA S. HARAVON, 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 she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 9th day of May 2023.



NOTARY PUBLIC

Commission Expires: _____



This instrument was prepared by:
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