

UNOFFICIAL COPY

Doc#: 2318847042 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/07/2023 10:53 AM Pg: 1 of 3

Warranty Deed

ILLINOIS

Dec ID 20230601660691
ST/CO Stamp 1-375-989-456 ST Tax \$365.00 CO Tax \$182.50
City Stamp 1-808-002-768 City Tax: \$3,832.50

Chicago Title

2345C5915911A ¹⁹⁶¹ AV

Above Space for Recorder's Use Only

THE GRANTOR, **Shane Williams**, a single man, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to **Luis R. Zapien Trueba and Silvia E. Guerra Rojas, and Sofia Zapien Guerra, as Joint Tenants**, the following described Real Estate situated in the County of Cook in the State of Illinois to wit: *(See page 2 for legal description attached here to and made part hereof)*, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General real estate taxes not yet due and payable; covenants, conditions and restrictions of record.

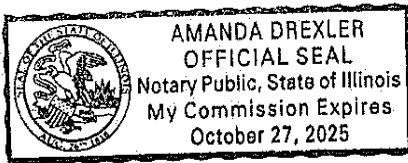
Permanent Real Estate Index Number: 14-32-124-038-1001

Address of Real Estate: 2135 N. Southport Avenue, Unit 101, Chicago, IL 60614

The date of this deed of conveyance is 19 day of June, 2023.

Shane Williams

Shane Williams



State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Shane Williams**, 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 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.

(Impress Seal Here)

(My Commission Expires 10/27/2025)

Given under my hand and official seal.

Dated: 06/19/2023

Amanda Drexler
Notary Public


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LEGAL DESCRIPTION



For the premises commonly known as 2135 N. Southport Avenue, Unit 101, Chicago, IL 60614.

See attached.

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		06-Jul-2023
	CHICAGO:	2,737.50
	CTA:	1,095.00
	TOTAL:	3,832.50 *

14-32-124-038-1001 | 20230601660691 | 1-808-002-768
Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		06-Jul-2023
	COUNTY:	182.50
	ILLINOIS:	365.00
	TOTAL:	547.50

14-32-124-038-1001 | 20230601660691 | 1-375-388-415

This instrument was prepared by:
Ivan Puljic
Law Offices of Ivan Puljic, Ltd.
10 S. LaSalle St. Suite 2920
Chicago, IL, 60603

Send subsequent tax bills to:
Luis R Zapien Trueta
4210 Chapel Hill Court
Brookfield, WI 53045

Recorder-mail recorded document to:
Same

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CHICAGO TITLE
COMPANY

LEGAL DESCRIPTION

Order No.: 23GSC596581LP

For APN/Parcel ID(s): 14-32-124-038-1001

PARCEL 1:

UNIT 101 OF THE 2135 NORTH SOUTHPORT CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED LAND:

LOTS 13 AND 14 IN RESUBDIVISION OF SUB-BLOCK 12 IN SUBDIVISION OF BLOCK 13 OF SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 32 TOWNSHIP 40 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,

WHICH SURVEY IS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED ON MAY 5, 1998 AS DOCUMENT 98368610 TOGETHER WITH ITS INDIVIDUAL PERCENTAGE OF OWNERSHIP IN THE COMMON ELEMENTS.

PARCEL 2:

THE RIGHT TO THE USE OF P-6, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE AFORESAID DECLARATION

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