

UNOFFICIAL COPY

PREPARED BY:

Thomas J. Tartaglia
7819 W. Lawrence Ave.
Norridge, IL 60706

MAIL TAX BILL TO:

Arah Gibson
6530 W. Irving Park Rd., unit 309
Chicago, IL 60634

MAIL RECORDED DEED TO:

Arah J. Gibson
6530 W. Irving Park Rd. Unit 309
Chicago, IL 60634

Doc# 2320557003 Fee \$88.00

RHSP FEE: \$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/24/2023 09:44 AM PG: 1 OF 3

WARRANTY DEED
Statutory (Illinois)

THE GRANTOR(S), Evelyn Principe and Nelson Feliciano, Husband and Wife, of the City of Chicago, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANT(S) to Arah Gibson, of _____, Illinois, all right, title, and interest in the following described real estate situated in the County of COOK, State of Illinois, to wit:

PARCEL 1:

UNIT NO. 309 IN MERRIMAC SQUARE CONDOMINIUM III, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1 AND 4 IN PONTARELLI SUBDIVISION OF MERRIMAC SQUARE, A PART OF THE FRACTIONAL SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM MADE BY PARKWAY BANK AND TRUST COMPANY UNDER TRUST AGREEMENT DATED JUNE 9, 1992 AND KNOWN AS TRUST NUMBER 10346 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY AS DOCUMENT NUMBER 93337398 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY).

PARCEL 2:

PERPETUAL, NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS OVER, ALONG AND UPON THE LAND, AS SET FORTH BELOW, AND FURTHER DELINEATED IN EXHIBIT "A" OF DOCUMENT NUMBER 92607113, FOR DRIVEWAYS, WALKWAYS, COMMON PARKING AND PARK AREAS AS CREATED BY DECLARATION OF COMMON EASEMENTS MAINTENANCE AGREEMENT DATED AUGUST 7, 1992 AND RECORDED AUGUST 14, 1992 AS DOCUMENT NUMBER 92607113 BY AND AMONG PARKWAY BANK AND TRUST COMPANY AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 9, 1992 AND KNOWN AS TRUST NUMBER 10345, PARKWAY BANK AND TRUST COMPANY AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 5, 1991 AND KNOWN AS TRUST NUMBER 10176 AND PARKWAY BANK AND TRUST COMPANY AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 9, 1992 AND KNOWN AS TRUST NUMBER 10346.

PARCEL 3:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE NO. P-25 AND STORAGE SPACE NO. S-19, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID, RECORDED AS DOCUMENT NUMBER 93337398.

Permanent Index Number(s): 13-18-409-034-1019

Property Address: 6530 W. Irving Park Rd., unit 309, Chicago, IL 60634

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Subject, however, to the general taxes for the year of 2022 - 2nd installment and thereafter, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

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

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Dated this

30th

day of

June2023Evelyn Principe

Evelyn Principe

Nelson Feliciano

Nelson Feliciano

STATE OF ILLINOIS

SS.

COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Evelyn Principe and Nelson Feliciano, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/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

30th

day of

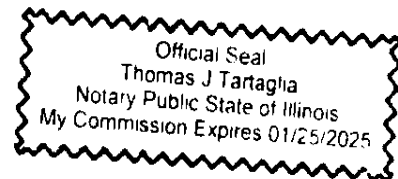
June2023

Notary Public

My commission expires:

01/25/25

Exempt under the provisions of paragraph _____

**REAL ESTATE TRANSFER TAX**

20-Jul-2023



CHICAGO:	1,912.50
CTA:	765.00
TOTAL:	2,677.50 *

13-18-409-034-1019 | 20230701675814 | 1-174-835-664

* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX

24-Jul-2023



COUNTY:	127.50
ILLINOIS:	255.00
TOTAL:	382.50

13-18-409-034-1019 | 20230701675814 | 0-966-472-144