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Chicago Title Insurance Company

WARRANTY DEED
ILLINOIS STATUTORY

410765126 1/3

GIT

Doc#: 2320840133 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/27/2023 12:26 PM Pg: 1 of 3

Dec ID 20230701678125
ST/CO Stamp 1-379-267-024 ST Tax \$292.00 CO Tax \$146.00
City Stamp 0-309-922-256 City Tax: \$3,066.00

THE GRANTOR(S), ~~Kevin J Hart, and Amanda L Roszkowski, husband and wife,~~ married to Amanda L. Roszkowski, of the Village of Clarendon Hills, County of DuPage, State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to Rudy Villa (GRANTEE'S ADDRESS) 3814 Olcott Chicago, Illinois 60634 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, bounding lines and easements and general taxes for the year 2022 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) 2023

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): 12-11-102-122-1017
Address(es) of Real Estate: 8735 W Catherine Ave #17, Chicago, Illinois 60656-0000

Dated this 21st day of July, 2023

Kevin J Hart

Amanda L Roszkowski

REAL ESTATE TRANSFER TAX	26-Jul-2023
CHICAGO:	2,190.00
CTA:	876.00
TOTAL:	3,066.00 *



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

REAL ESTATE TRANSFER TAX	26-Jul-2023
COUNTY:	146.00
ILLINOIS:	292.00
TOTAL:	438.00



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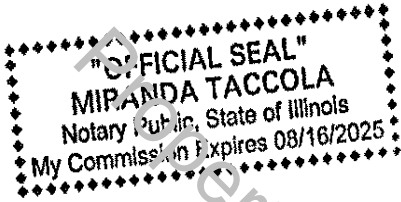
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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Kevin ~~H~~Hart and Amanda L Roszkowski Husband and Wife,

personally known to me to be the same person(s) whose name(s) 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 21st day of July, 2023



Miranda Taccola (Notary Public)

Prepared By: Matthew M Klein
324 W Burlington
LaGrange, Illinois 60525

Mail To:

Salvador Cicero
~~171 N Aberdeen, Ste 400~~
Chicago, IL 60607

RUDY VILLA
8735 W. Catherine Ave #17
Chicago IL 60656

Name & Address of Taxpayer:

Rudy Villa
8735 W Catherine Ave #17
Chicago, Illinois 60656-0000

Property of Cook County Clerk's Office

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EXHIBIT "A"

PARCEL 1: UNIT 17 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN EVELYN TERRACE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 98314068, AS AMENDED, IN THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE NOS. P-17 AND P-37, LIMITED COMMON ELEMENTS, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

Property address: 8735 West Catherine Avenue, Unit 17, Chicago, IL 60656
Tax Number: 12-11-102-122-1017

Property of Cook County Clerk's Office