

UNOFFICIAL COPY



Doc# 2322346259 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/11/2023 01:37 PM PG: 1 OF 3

Chicago Title

1/2 23 657069709LP

WARRANTY DEED

THAT, ANGELO HERNANDEZ, a single man, of 3251 N Oak Park Ave, Chicago, IL for and in consideration of Ten and 00/100 (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to

JULISA COLON

of
the following described Real Estate situated in the County of COOK in the State of ILLINOIS to wit:

PARCEL 1: UNIT 2551-2N IN THE NORTH LARAMIE CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: THAT PART OF LOTS 37 AND 38 IN THE HULBERT FULLERTON AVENUE HIGHLANDS, SUBDIVISION NUMBER 10, BEING A SUBDIVISION IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED APRIL 18, 2007 AS DOCUMENT NUMBER 0710815026, AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE S-2N, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM AFORESAID.

PERMANENT INDEX NUMBER: 13-28-416-040-1005

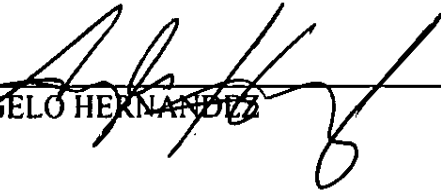
PROPERTY ADDRESS: 2551 NORTH LARAMIE AVENUE, #2N, CHICAGO, IL 60639

SUBJECT ONLY TO THE FOLLOWING, IF ANY: 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

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

UNOFFICIAL COPY

DATED THIS 7th DAY OF August, 2023


ANGELO HERNANDEZ

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

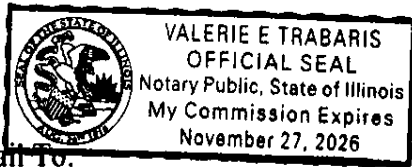
Angelo Hernandez

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 7th day of August, 2023

Commission expires:

By: 
NOTARY PUBLIC



Mailed To:

Steven R. Felton
134 W. LaSalle Ave. #1700
Chicago, IL 60602

Send Subsequent Tax Bills To:

Julisa Colon
2551 W. Laramie Ave #211
Chicago, IL 60657

This instrument was prepared by:

Valerie E. Trabaris
Attorney at Law
403 N Wabash #8C
CHICAGO, IL 60611
(847) 770-0261

REAL ESTATE TRANSFER TAX

07-Aug-2023



COUNTY: 91.50
ILLINOIS: 103.00
TOTAL: 154.50

13-28-416-040-1005

| 20230801690142 | 2-130-328-016

REAL ESTATE TRANSFER TAX

09-Aug-2023



CHICAGO: 772.50
CTA: 309.00
TOTAL: 1,081.50 *

13-28-416-040-1005

| 20230801690142 | 0-632-281-552

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

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LEGAL DESCRIPTION

Order No.: 23GST069709LP

For APN/Parcel ID(s): 13-28-416-040-1005

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Office of Cook County Clerk's Office