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Doc#. 2323506178 Fee: \$107.00

Karen A. Yarbrough Cook County Clerk

Date: 08/23/2023 02:23 PM Pg: 1 of 4

WARRANTY DEED

Dec ID 20230801600443

ST/CO Stamp 0-902-219-216 ST Tax \$205.00 CO Tax \$102.50

City Stamp 1-222-198-736 City Tax: \$2,152.50

MAIL TO:

Maria Del Rosario Hemandez Coronel
5030 N. Austin Ave + 2B
Chicago, IL Leouso

NAME & ADDRESS OF TAXPAYERS
GRANTEES ADDRESS

Maria Del Xosario Hernandez Coronel
5030 N. Austin Ave., Unit 2B
Chicago, IL 50650

The GRANTOK, Richard J. Magrady, married, of Chicago, Illinois, for and in consideration of TEN DOLLARS in hand paid and other good and valuable consideration, conveys and warrants to Maria Del Posario Hernandez Coronel, Not Married, of Chicago, Illinois, all right, title and interest in the following described real estate, in the County of Cook, and the State of Illinois to wit:

UNIT NO. 2-B AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL"):

LOTS 1, 2, 3 AND 4 IN BLOCK 8 IN ANGELINE DYNIEWICZ PARK SUBDIVISION OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCU AL MERIDIAN IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM MADE BY CHICAGO TITLE AND TRUST COMPANY, A CORPORATION, AS TRUSTEE UNDER TRUST ACREEMENT DATED MAY 31, 1972 AND KNOWN AS TRUT NUMBER 60012, AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT 22281103, TOGETHER WITH ITS UNDIVIDED PERCENT AGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

HEREBY RELEASING AND WAIVING ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF ILLINOIS; SUBJECT TO: COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD, AND TO GENERAL TAXES FOR 2ND INSTALLMENT 2022 AND SUBSEQUENT YEARS.

Permanent Index Numbers:

13-08-313-019-1012

Address of Real Estate:

5030 N. Austin Ave., Unit 2B, Chicago, IL 60630

Dated this 15th day of August, 2023

Richard J. Magrady

FIDELITY NATIONAL TITLE

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Diane K. Magrady, Solely for Purposes of Waiving and Releasing any Homestead Rights

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT RICHARD J. MAGRADY and DIANE K. MAGRADY, whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the 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 seal this _______day of August, 2023.

Commission Expires
PELEMBELIFICATE

Notary Public

This document was prepared by: Eric M. Sdrenka, 16N630 Oaks Lane, West Dundee, IL 60118

"OFFICIAL SEAL"
RAYMOND E RATLIFF
Notary Public - State of Illinois
My Commission Expires December 15, 2026

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615.00

1,537.50

REAL ESTATE TRANSFER TAX

17-Aug-2023

CHICAGO:

CTA:

FOTAL:

2,152.50

* Total does not include any applicable penalty or interest due. 1-222-198-736 20230801600443 13-08-313-019-1012

750/1/C0

307.50

205.00

REAL ESTATE TRANSFER TAX

TOTAL: TOTAL: Cotton (25230801600443 | Cotton (252308016004443 | Cotton (25230801600444 | Cotton (2523080160044 | Cotton (25230806044 | Cotton (252308044 | Cotton (252308044 | Cotton (25230



13-08-313-019-1012

17-Aug-2023

102.50

COUNTY:

*LLINOIS: TOTAL:

0-902-219-216