

UNOFFICIAL COPY

Doc#: 2325533301 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/12/2023 11:43 AM Pg: 1 of 4

Dec ID 20230801610064
ST/CO Stamp 0-786-036-176 ST Tax \$240.50 CO Tax \$120.25
City Stamp 1-322-907-088 City Tax: \$2,525.25

Property of Cook County Clerk's Office

RECORDING COVER PAGE

FIDELITY NATIONAL TITLE - OC23008950
WARRANTY DEED

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Warranty Deed

ILLINOIS

FIDELITY NATIONAL TITLE OC23608956
1/2

Above Space for Recorder's Use Only

THE GRANTOR(S) 3540 N. Lawndale LLC of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(s) and WARRANT(s) to Jacob G Rodriguez and Mollie A Foust as ~~Tenants by the Entirety of Chicago, Illinois~~ ^{of 3540 N. Lawndale Ave}, 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.

& husband and wife, as joint tenants JR MF

SUBJECT TO: General taxes for 2022 and subsequent years; Covenants, conditions, and restrictions of record, if any;

Permanent Real Estate Index Number(s): 13-23-302-019-1008

Address(es) of Real Estate: 3540 N. Lawndale Avenue Unit 2 Chicago Illinois 60618

The date of this deed of conveyance is 08/21/23 ~~09/01/2023~~.

Diana Lopez
3540 N. Lawndale LLC
Diana Lopez, manager

State of Illinois, County of Cook. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that 3540 N. Lawndale LLC 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. **Diana Lopez, as manager of*

Given under my hand and official seal 08/21/23 ~~09/01/2023~~.



Monique M. Medley
Notary Public

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LEGAL DESCRIPTION

For the premises commonly known as: 3540 N. Lawndale Avenue Unit 2
Chicago, Illinois 60618

Legal Description:

PARCEL 1:

UNIT NO. 3540-2 IN SHELLEY PLACE CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 47 AND 48 IN BLOCK 1 IN LOUCK'S AND BAUER'S RESUBDIVISION OF BLOCK 11 IN K.K. JONES SUBDIVISION IN THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 23, 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 RECORDED ON AUGUST 21, 2002, AS DOCUMENT NO. 0020919588, 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 S3540-2, A LIMITED COMMON ELEMENT, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0020919588.

This instrument was prepared by:
Attorney Monique Medley

9233 S. Michigan
Chicago, IL 00000

Send subsequent tax bills to:
Jacob G Rodriguez and Mollie A
Foust
3540 N. Lawndale Avenue Unit 2
Chicago
Illinois 60618

Mail recorded document to:
Jacob G Rodriguez and Mollie A
Foust
3540 N. Lawndale Avenue Unit 2
Chicago
Illinois 60618

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REAL ESTATE TRANSFER TAX

06-Sep-2023



COUNTY:	120.25
ILLINOIS:	240.50
TOTAL:	360.75

13-23-302-039-1008

| 20230801610064 | 0-786-036-176

REAL ESTATE TRANSFER TAX

06-Sep-2023



CHICAGO:	1,803.76
CTA:	721.50
TOTAL:	2,525.26 *

13-23-302-039-1008 | 20230801610064 | 1-322-907-088

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

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