

UNOFFICIAL COPY

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR (NAME AND ADDRESS)

Nicole Centracchio



Doc# 2326122038 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/18/2023 03:09 PM PG: 1 OF 3

(The Above Space for Recorder's Use Only)

23-153514 1062

THE GRANTOR Nicole Centracchio, a single woman, of for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Menardo P Mendoza and Lorina E Mendoza, husband and wife, and Justin D Mendoza, a single man, as joint tenants, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 17-20-406-049-1002

Property Address: 1618 S Halsted St, Unit 2B, Chicago, IL 60608

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 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.

Dated this 21 day of Aug, 2023.

Nicole Centracchio

REAL ESTATE TRANSFER TAX

18-Sep-2023



CHICAGO:

2,610.00

CTA:

1,044.00

TOTAL:

3,654.00 *

17-20-406-049-1002 | 20230801608254 | 0-777-477-584

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

REAL ESTATE TRANSFER TAX

18-Sep-2023



COUNTY:

174.00

ILLINOIS:

348.00

TOTAL:

522.00

17-20-406-049-1002

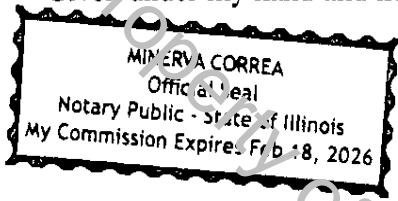
| 20230801608254 | 1-280-007-632

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STATE OF ILLINOIS)
) SS,
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Nicole Centracchio personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered in the instrument as her 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 21 day of Aug, 2023.



[Signature]

Notary Public

THIS INSTRUMENT PREPARED BY

Archer Law Group
6839 W. Archer Ave.
Chicago, IL 60638

MAIL TO:

Brian Tharp
102 North Evergreen Avenue
Arlington Heights, IL 60004

GRANTIE AND
SEND SUBSEQUENT TAX BILLS TO:

Menardo P Mendoza
1618 S Halsted St
Unit 2B
Chicago, IL 60608

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Fidelity National Title

Commitment Number: 23-153514-PTG

EXHIBIT A PROPERTY DESCRIPTION

The land referred to in this Commitment is described as follows:

PARCEL 1: UNIT NUMBER 2B IN THE UNIVERSITY POINTE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: PART OF LOTS 17, 18 AND 19 IN KAYLOR'S SUBDIVISION OF THE EAST 2 CHAINS OF THE NORTH 10 CHAINS OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0705215104, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-28 AND ROOF DECK D-28, AS LIMITED COMMON ELEMENTS, AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0705215104.

P.I.N.:
17-20-406-049-1002

C.K.A.: 1618 S Halsted St, Unit 2B, Chicago, IL 60608