

# UNOFFICIAL COPY

## WARRANTY DEED Illinois Statutory

Doc#: 2327041224 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 09/27/2023 01:23 PM Pg: 1 of 2

Dec ID 20230901631809  
ST/CO Stamp 0-242-631-632 ST Tax \$522.50 CO Tax \$261.25  
City Stamp 1-683-768-272 City Tax: \$5,486.25

LN23027998 1/2

THE GRANTOR(S) Julian Rodriguez, an unmarried man of 1519 North Bosworth Ave. Unit 1 Chicago, IL 60642, for and in consideration of ten dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Bradley Hovanec and Amy Hovanec, husband and wife of CHICAGO, IL as tenants by the entirety, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

PARCEL 1: UNIT NUMBER 1 IN THE 1519 NORTH BOSWORTH CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 20 IN STARR'S SUBDIVISION OF THE SOUTHEAST 1/4 OF BLOCK 5 IN THE CANAL TRUSTEES' SUBDIVISION OF THE WEST 1/2 OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4), IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0409216056; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-1, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0409216056.

SUBJECT TO: Covenants, conditions and restrictions of record; Building lines and easements; General real estate taxes for the year 2023 and subsequent years.

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): 17-05-101-082-1001  
Address(es) of Real Estate: 1519 North Bosworth Ave. Unit 1 Chicago, IL 60642.

# UNOFFICIAL COPY

Dated this 13<sup>th</sup> day of September, 2023.

Julian Rodriguez  
Julian Rodriguez

STATE of IL, COUNTY of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Julian Rodriguez 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 13<sup>th</sup> day of September, 2023.


Kristen A White (Notary Public)

Prepared by:  
Kristen White, Esq.  
5434 N. Winthrop Ave. 3S  
Chicago, IL 60640





Mail to:  
Bradley Hovanec and Amy Hovanec  
1519 North Bosworth Ave. Unit 1  
Chicago, IL 60642

Name and Address of Taxpayer:  
Bradley Hovanec and Amy Hovanec  
1519 North Bosworth Ave. Unit 1  
Chicago, IL 60642

REAL ESTATE TRANSFER TAX		26-Sep-2023
	CHICAGO:	3,918.75
	CTA:	1,567.50
	<b>TOTAL:</b>	<b>5,486.25 *</b>

17-05-101-082-1001 | 20230901631809 | 1-683-768-272

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

REAL ESTATE TRANSFER TAX		26-Sep-2023
	COUNTY:	261.25
	ILLINOIS:	522.50
	<b>TOTAL:</b>	<b>783.75</b>

17-05-101-082-1001 | 20230901631809 | 0-242-631-632