

# UNOFFICIAL COPY

AFTER RECORDING, MAIL TO:  
SATURN TITLE, LLC  
1030 W. HIGGINS RD.  
SUITE 365  
PARK RIDGE, IL 60068

Doc#: 2327033115 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 09/27/2023 03:38 PM Pg: 1 of 2

Dec ID 20230901629853  
ST/CO Stamp 0-731-612-112 ST Tax \$420.00 CO Tax \$210.00  
City Stamp 0-439-501-776 City Tax: \$4,410.00

2335940  
10fz

## SPECIAL WARRANTY DEED

This agreement, made on September 21, 2023, between ALLISON M. SCHWARZ, an unmarried woman and not a part of a civil union, of 2555 W. Leland Avenue, Unit 205, Chicago, Illinois 60625, party of the first part *and Grantor*, and

Kimberly Gressick and Zacarias Quiraque, both of 2128 Herrick Avenue, Cincinnati, Ohio 45208, *wife and husband*

Party of the second part *and Grantee*, WITNESSETH, that the party of the first part *and Grantor*, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, GRANTS, BARGAINS, SELLS, *and CONVEYS* unto the party of the second part *and Grantee*, and to its heirs an *and assigns*, FOREVER, not as tenants in common but as ~~JOINT TENANTS~~, all the following described *land and the improvements thereon* situated in the County of Cook, State of Illinois, legally described and known as follows: *Tenants by the entirety*

### PARCEL 1:

UNITS 205 AND GU-17 IN THE ROCKWELL CROSSING CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOTS 1, 2, 3 AND 4 IN BLOCK 5 IN THE RESUBDIVISION OF LOTS 17, 18, 19 AND 20 AND VACATED ALLEY SOUTH AND ADJOINING LOTS 17 THROUGH 20 IN BLOCK 5 IN THE NORTHWEST LAND ASSOCIATION OF THAT PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0410427073, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

### PARCEL 2:

THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-5, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION, AFORESAID, RECORDED AS DOCUMENT NUMBER 0410427073.

Permanent Real Estate Index Number(s): 13-13-210-041-1005; 13-13-210-041-1036  
Address(es) of Real Estate: 2555 W. Leland Avenue, Unit 205 and GU-17, Chicago, Illinois 60625

Together with all and singular the hereditaments and appurtenances thereto; to have and to hold same, with the appurtenances thereto, forever, subject to the following matters: 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; general real estate taxes not due and payable at the time of Closing; Terms and provisions of the Declaration of Condominium/Covenants, Conditions and Restrictions ("Declaration/CCRs") and all amendments; public and utility easements including any easements established by or implied from the Declaration/CCRs or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Governing Law; installments due after the date of Closing of general assessments established pursuant to the Declaration/CCRs.

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

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The Grantor(s) promise(s) or covenant(s) to defend title to the property from and against all lawful claims and demands of all persons claiming by, through or under Grantor(s) and none other.


IN WITNESS WHEREOF, said party of the first part *and Grantor* has caused *her* name to be signed to these presents the day and year first above written.

X   
ALLISON M. SCHWARZ

STATE OF IL, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, certify that ALLISON M. SCHWARZ, 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 21 day of Sept, 2023.

 (Notary Public)

**Prepared by:**  
John Kumor, Esq.  
KUMOR LAW, LLC  
7642 West Belmont Avenue  
Chicago, Illinois 60634  
(773) 625-2200



**Mail To:**

SAME

**Name and Address of Taxpayer:**  
Kimberly Gressick and Zacaria Quiraque  
2555 W. Leland Avenue, Unit 205  
Chicago, Illinois 60625