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Doc#: 2329033093 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/17/2023 02:46 PM Pg: 1 of 3

WARRANTY DEED ILLINOIS

Dec ID 20230901631392
ST/CO Stamp 0-196-060-112 ST Tax \$152.00 CO Tax \$76.00
City Stamp 1-717-674-960 City Tax: \$1,596.00

This instrument was prepared by:

Mark J. Grotto, Esq.
Grotto Law Offices, LLC
711 W Gordon Ter Unit 818
Chicago, Illinois 60613

PT 23-94570 1/2

THE GRANTOR GABRIEL J. SABAITIS, married to Jessica Malinowski-Sabaitis, of 4003 W Nelson St Unit 3A, Chicago, IL, for and in consideration of TEN and 00/100 DOLLARS (\$10.00), and other good and valuable consideration, in hand paid, do hereby GRANT, BARGAIN, SELL, CONVEY and SPECIALLY WARRANT unto THE GRANTEE NATALIE VIVEROS, of 2925 N Kilpatrick Ave, Chicago, IL, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois to wit:

See Legal Description attached as Exhibit A, which Exhibit is hereby incorporated herein by reference as though fully set forth herein.

Permanent Real Estate Index Number(s): 13-27-215-038-1001

Address of Real Estate: 4003 W Nelson St Unit 3A, Chicago, IL 60641

SUBJECT TO the following, if any: 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; 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.

Hereby waiving and releasing any and all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

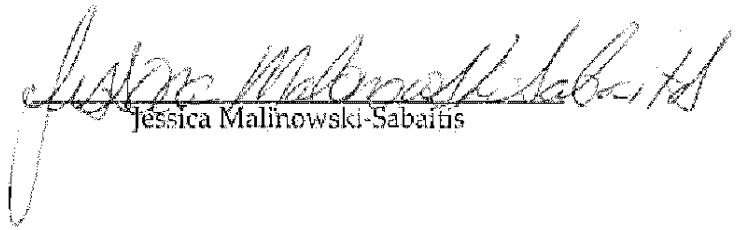
PROPER TITLE, LLC

UNOFFICIAL COPY

The date of this deed of conveyance is Dated this 19th day of September, 2023.



Gabriel J. Sabaitis



Jessica Malinowski-Sabaitis

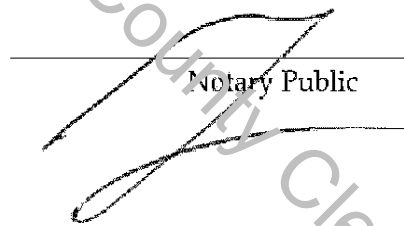
State of IL)
County of Cook) SS.

The undersigned, a notary public in and for the above county and state, DOES HEREBY CERTIFY that Gabriel J. Sabaitis and Jessica Malinowski-Sabaitis, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed, and delivered 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.

Subscribed and sworn to before me

this 19th day of September, 2023.





Notary Public

Proper Title, LLC
Commitment No.: PT23-94510

Send subsequent tax bills to:
Natalie Viveros
4003 W Nelson St Unit 3A
Chicago, IL 60641

Mail recorded document to:
Natalie Viveros
4003 W Nelson St Unit 3A
Chicago, IL 60641

PROPERTY OF COOK COUNTY CLERK'S OFFICE

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EXHIBIT A

Legal Description:

UNIT 3A IN THE NORTH PULASKI CONDOMINIUM, AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOTS 1 AND 2 IN BLOCK 2 IN BELMONT GARDENS, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 18, 1913 IN BOOK 118, PAGES 38 AND 39, AS DOCUMENT NO. 5209764, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED APRIL 2, 2004 AS DOCUMENT NO. 0409344023, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

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