

# UNOFFICIAL COPY

Doc#: 2329647120 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 10/23/2023 11:17 AM Pg: 1 of 3

Dec ID 20231001653311  
ST/CO Stamp 0-031-103-952 ST Tax \$940.00 CO Tax \$470.00  
City Stamp 1-017-076-688 City Tax: \$9,870.00

## WARRANTY DEED

10/2 2336334  
AFTER RECORDING, MAIL TO:  
SATURN TITLE, LLC  
1030 W. HIGGINS RD.  
SUITE 365  
PARK RIDGE, IL 60068

THE GRANTOR(S), RICARDO PEDRAZA AND NATALIE T. PEDRAZA HUSBAND AND WIFE of the City of Chicago, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY AND WARRANT to

Rimas Maurukas and Sofia Maurukas, *husband & wife of 1717 S. Prairie Ave #2306 Chicago, IL 60616*

STATUTORY (INDIVIDUAL TO INDIVIDUAL TO INDIVIDUAL)

NOT AS TENANTS IN COMMON BUT AS JOINT TENANTS

NOT AS JOINT TENANTS BUT AS TENANTS IN COMMON

NOT AS JOINT TENANTS AND NOT AS TENANTS IN COMMON BUT AS TENANTS BY THE ENTIRETY

all interest in the following described real estate (together with any improvements thereon) (collectively, the "Property") situated in the County of Cook, State of Illinois, to wit:

### See Attached Exhibit A

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

SUBJECT TO: General real estate taxes not due and payable at the time of Closing, covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.


And the said Grantors hereby expressly waive and release any and all right or benefit under and by virtue of any and all statutes providing for the exemption of homesteads from sale on execution or otherwise.

Permanent Real Estate Index Number: 17-22-303-051-1167, 17-22-303-051-1351, 17-22-303-051-1359  
Common Address: 1600 S. Prairie Ave., Unit 2101, Chicago, IL 60616

# UNOFFICIAL COPY

DATED this 6 day of Oct, 2023

  
\_\_\_\_\_  
RICARDO PEDRAZA

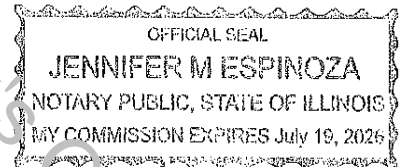
  
\_\_\_\_\_  
NATALIE T. PEDRAZA

State of Illinois)  
County of Cook) ss.

The undersigned, a notary public in and for the above county and state, certifies that RICARDO PEDRAZA AND NATALIE T. PEDRAZA, known to me to be the same persons whose names are subscribed as Grantors to the foregoing instrument, appeared before me in person and acknowledged signing and delivering the instrument as the free and voluntary act of the Grantors, for the uses and purposes set forth therein.

Given under my hand and official seal, this 6th day of October, 2023

  
\_\_\_\_\_  
NOTARY PUBLIC



**DEED PREPARED BY:**  
Beata Valente  
Law Offices of Beata Valente, LLC  
5911 W. Higgins Ave  
Chicago, IL 60630

**MAIL DEED TO:**  
Rimas Maurukas  
1600 S. Prairie Ave  
#2101  
Chicago IL, 60616

**SEND TAX BILL TO:**  
Rimas Maurukas  
1600 S. Prairie Ave  
#2101  
Chicago, IL 60616

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## Legal Description

### PARCEL 1:

UNIT 2101 AND PARKING UNIT NOS P165 AND P173, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN PRAIRIE POINTE AT CENTRAL STATION CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0613516110, AS AMENDED FROM TIME TO TIME, IN THE SOUTHWEST FRACTIONAL QUARTER OF FRACTIONAL SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

EXCLUSIVE RIGHT TO USE FOR STORAGE PURPOSES IN AND TO STORAGE SPACE NO. S138, LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS

### FOR INFORMATIONAL PURPOSES ONLY:

Address: 1600 S. Prairie Ave., Unit 2101, Chicago, IL 60616

PIN #: 17-22-303-051-1167

PIN #: 17-22-303-051-1351

PIN #: 17-22-303-051-1359

Township: South Chicago

Property of Cook County Clerk's Office