

# UNOFFICIAL COPY

Doc#: 2331041034 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 11/06/2023 10:51 AM Pg: 1 of 3

Dec ID 20231101665576  
ST/CO Stamp 2-102-355-920 ST Tax \$145.00 CO Tax \$72.50  
City Stamp 1-358-567-376 City Tax: \$1,522.50

## Warranty Deed Statutory (ILLINOIS)

1 of 2  
**TRULY**  
TITLE  
23004645-20

Above Space for Recorder's Use Only

**THE GRANTOR, ANOELA BERNAL, n/k/a ANGELA DOMINGUEZ, a married woman, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00), and other consideration, CONVEYS and WARRANTS to GIRLIE GARCIA, the following described real estate located in Cook County, Illinois, to wit:**

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.**

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, if any.


**SUBJECT TO:** General taxes not yet 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; terms, covenants, and conditions of the Declaration and all amendments thereto; public and utility easements including any easements established by or implied from the declaration or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Illinois Condominium Property Act.

Permanent Index Number (PIN): 13-01-113-042-1001

Address of Real Estate: 6206 N. Francisco Ave. Unit 1 (G), Chicago, IL 60659

**THIS IS NON-HOMESTEAD PROPERTY OF THE GRANTOR**

Dated this 26<sup>th</sup> day of August, 2023.

  
\_\_\_\_\_  
ANGELA BERNAL, n/k/a ANGELA DOMINGUEZ

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State of Illinois, Cook County - SS,

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ANGELA BERNAL, n/k/a ANGELA DOMINGUEZ, 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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead, if any.

Given under my hand and official seal, this 26<sup>th</sup> day of August, 2023.



Commission expires

*[Handwritten Signature]*  
NOTARY PUBLIC

**THIS INSTRUMENT WAS PREPARED BY:** Paul DeBiase, Esq., 5536 W. Montrose Ave., Chicago, Illinois 60641

SEND SUBSEQUENT TAX BILLS TO:

Upon recording mail to:

John Mantas  
1300 W Higgins Rd  
Suite 310  
Park Ridge, IL 60008

Eric Garcia  
7350 Tripp Ave  
Skokie, IL 60076

COOK COUNTY Clerk's Office

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## EXHIBIT A Legal Description

The land hereinafter referred to is situated in the City of Chicago, County of Cook, State of IL, and is described as follows:

UNIT 1 IN THE 6206 N. FRANCISCO CONDOMINIUM AS DELINEATED ON A SURVEY OF CERTAIN LOTS AND PARTS IN SECTION 1, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AS DOCUMENT NO. 0533627114, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE OF INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office