

# UNOFFICIAL COPY



Chicago Title Insurance Company

## WARRANTY DEED ILLINOIS STATUTORY

### Chicago Title

1/3 23GNW466253RM

Doc#: 2331313362 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 11/09/2023 03:10 PM Pg: 1 of 4

Dec ID 20231001660807  
ST/CO Stamp 1-986-848-720 ST Tax \$290.50 CO Tax \$145.25  
City Stamp 0-116-058-064 City Tax: \$3,050.25

THE GRANTORS, Jorge G. Bernal and Yolanda Bernal, husband and wife, of the City of Chicago, State of Illinois for and in consideration of Ten Dollars (\$10.00) in hand paid, CONVEY and WARRANT to Johanna Paiva, A Single Woman of Chicago, Illinois all interest in the following described Real Estate situated in the City of Chicago, in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION "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

**SUBJECT TO:**

Covenants, conditions, restrictions and easements of record; general real estate taxes for the year 2023, and subsequent years.

Permanent Real Estate Index Number(s): 17-07-329-050-1009 & 17-07-329-050-1021  
Address of Real Estate: 2230 W. Madison St., #302, Chicago, IL 60612

Dated this 21<sup>st</sup> of October, 2023.

Jorge G. Bernal

Yolanda Bernal

REAL ESTATE TRANSFER TAX		01-Nov-2023
COUNTY:		145.25
ILLINOIS:		290.50
TOTAL:		435.75

17-07-329-050-1009 | 20231001660807 | 1-986-848-720

REAL ESTATE TRANSFER TAX		01-Nov-2023
CHICAGO:		2,178.75
CTA:		871.50
TOTAL:		3,050.25

17-07-329-050-1009 | 20231001660807 | 0-116-058-064

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

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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Jorge G. Bernal and Yolanda Bernal, personally known to me to be the same persons whose names Jorge G. Bernal and Yolanda Bernal, 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 dated this 21<sup>st</sup> of October, 2023.



Brian J. Tharp (Notary Public)

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**Prepared By:** Tharp & Associates, Ltd.  
102 North Evergreen  
Arlington Heights, Illinois 60004

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**Mail To:**  
Rosenthal Law  
3700 W Devon Ave  
Ste E  
Lincolnwood, IL 60712

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**Name & Address of Taxpayer:**  
Johanna Pavia  
2730 W Madison Unit 302  
Chicago IL 60612

Property of Cook County Clerk's Office

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**CHICAGO TITLE  
COMPANY**

## LEGAL DESCRIPTION

**Order No.:** 23GNW466253RM

**For APN/Parcel ID(s):** 17-07-329-050-1009 and 17-07-329-050-1021

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**PARCEL 1:**

UNIT 2230-302 IN 2200 WEST MADISON CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 65 THROUGH 71 BOTH INCLUDED, IN THE SUBDIVISION OF BLOCK 58 OF CANAL TRUSTEE'S SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 14TH, 1853, AS DOCUMENT NUMBER 39021, AND ALSO LOTS 6 AND 7 IN PETER B. SMALL AND OTHER'S SUBDIVISION OF BLOCK 58 OF CANAL TRUSTEE'S SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 28, 1864, AS DOCUMENT NUMBER 89932, ALL IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0824239056 TOGETHER WITH ITS PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS

**PARCEL 2:**

THE EXCLUSIVE RIGHT TO USE LCE-8, ROOF DECK LIMITED COMMON ELEMENT 8 APPURTENANT TO UNIT 2230-302, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM, IN COOK COUNTY, ILLINOIS.

**PARCEL 3:**

UNIT PSU-18 IN 2200 WEST MADISON CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 65 THROUGH 71 BOTH INCLUDED, IN THE SUBDIVISION OF BLOCK 58 OF CANAL TRUSTEE'S SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 14TH, 1853, AS DOCUMENT NUMBER 39021, AND ALSO LOTS 6 AND 7 IN PETER B. SMALL AND OTHER'S SUBDIVISION OF BLOCK 58 OF CANAL TRUSTEE'S SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 28, 1864, AS DOCUMENT NUMBER 89932, ALL IN COOK COUNTY, ILLINOIS.

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## LEGAL DESCRIPTION

(continued)

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0824239056 TOGETHER WITH ITS PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

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