

# UNOFFICIAL COPY

773197

1061



\*2333346031D\*

Doc# 2333346031 Fee \$88.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 11/29/2023 10:17 AM PG: 1 OF 7

## WARRANTY DEED

Statutory (Illinois).

This Instrument Prepared by:

Sami Kashkeesh

Kashkeesh, Ltd.

9501 W. 144<sup>th</sup> Place, Suite 303,

Orland Park, Illinois 60462

## THE GRANTORS:

Lisa M. Swiontek, a single woman,  
for and in consideration of TEN  
DOLLARS (\$10.00) in hand paid,  
CONVEYS and WARRANTS to

Citywide Title Corporation  
111 W. Washington St, Ste. 1301  
Chicago IL 60602

(For Recorder's Use Only)

## WARRANTY DEED

### THE GRANTEES:

~~are~~  
\*Javier Macias and Sarah Macias, wife husband & the Entirety as Tenants by wife, the following described Real Estate Situated in the County of Cook in the state of Illinois, to-wit:

SEE EXHIBIT "A"

PROPERTY INDEX NUMBER (PIN):

13-24-406-047-1017 VOLUME: 353

13-24-406-047-1037 VOLUME: 353

COMMONLY KNOWN AS:

2700 West Belmont Avenue, Unit 401,

Chicago, Illinois 60618

Hereby releasing and waiving all rights under the laws if the State of Illinois, to have and hold said premises, forever. SUBJECT TO: covenants, conditions, and restrictions of record; public and utility easements; acts done or suffered through Grantee; all special governmental taxes or assessments confirmed and unconfirmed; and general real estate taxes not yet due and payable.

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

[SIGNATURE PAGE FOLLOWS]

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INT 20

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IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed as of the 23<sup>rd</sup> Day of October, 2023.

GRANTOR:

*Lisa M Swiontek*

Lisa M. Swiontek

**MAIL TAX BILLS TO:**

Javier Macias  
2700 West Belmont Avenue, Unit 401,  
Chicago, Illinois 60618

**AFTER RECORDING RETURN TO:**

Rosenthal Law Group, LLC  
3700 West Devon Avenue, Suite E,  
Lincolnwood, Illinois 60712

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STATE OF Texas )

)

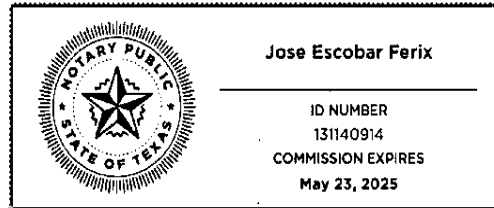
COUNTY OF Harris )

The foregoing instrument was acknowledged before me this 23<sup>rd</sup> day of October, 2023 by **Lisa M. Swiontek**, who appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her own free and voluntary act, for the uses and purposes therein set forth.



Notary Public

My commission expires: 05/23/2025



Notarized online using audio-video communication

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File No: 773197

**EXHIBIT "A"****PARCEL 1:**

**UNIT 401 AND PARKING SPACE G 5 IN THE RIVERVIEW ON BELMONT CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED LAND: LOTS 84, 85, 86 AND 87 IN BELMONT AND ELSTON AVENUE ADDITION TO CHICAGO, A SUBDIVISION IN THE SOUTH 1/2 OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0427544086, AS MAY BE AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.**

**EXCEPTING THEREFROM PARCELS DESCRIBED FOR COMMERCIAL PROPERTY:**

**EXCEPTION PARCEL 1 - COMMERCIAL PROPERTY: THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION +9.28 FEET CHICAGO CITY DATUM AND LYING AT AND BELOW A HORIZONTAL PLANE AT ELEVATION +28.43 FEET CHICAGO CITY DATUM OF THAT PART OF LOTS 86 AND 87 IN BELMONT AND ELSTON AVENUE ADDITION TO CHICAGO; BEING A SUBDIVISION IN THE SOUTH 1/2 OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 87; THENCE SOUTH 89 DEGREES 58 MINUTES 00 SECONDS WEST, A DISTANCE OF 44.71 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 11.28 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 1.00 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 20.55 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 17.06 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 22.00 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 21.32; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 1.34 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 0.69 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 0.54 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 0.64 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 55.77 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.**

**EXCEPTION PARCEL 2 - COMMERCIAL PROPERTY**

**(a) THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION +9.28 FEET CHICAGO CITY DATUM AND LYING AT AND BELOW A HORIZONTAL PLANE AT ELEVATION +28.43 FEET CHICAGO CITY DATUM OF THAT PART OF LOTS 84 AND 85 IN**

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.*

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File No: 773197

BELMONT AND ELSTON AVENUE ADDITION TO CHICAGO, BEING A SUBDIVISION IN THE SOUTH 1/2 OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 84; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 33.17 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 17.97 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 5.94 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 21.67 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 1.32 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 4.00 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 14.48 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 1.00 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 11.40 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 00 SECONDS WEST, A DISTANCE OF 44.64 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS. AND ALSO (b) THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION +16.39 FEET CHICAGO CITY DATUM AND LYING AT AND BELOW A HORIZONTAL PLANE AT ELEVATION +28.43 FEET CHICAGO CITY DATUM OF THAT PART OF LOTS 84 AND 85 IN BELMONT AND ELSTON AVENUE ADDITION TO CHICAGO, BEING A SUBDIVISION IN THE SOUTH H OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 84; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 33.17 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 8.01 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 23.80 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 9.29 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 19.84 FEET THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 5.98 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 4.00 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 1.32 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 21.87; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 5.94 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 17.97 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS TO THE PUBLIC RIGHT OF WAY FOR THE BENEFIT OF PARCEL 1, SET FORTH IN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS RECORDED OCTOBER 1, 2004 AS DOCUMENT 0427544085, OVER CERTAIN AREAS OF THE COMMERCIAL PROPERTY".

13-24-406-047-1017 (A)  
13-24-406-047-1037

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.*

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**REAL ESTATE TRANSFER TAX**

17-Nov-2023



**CHICAGO:**

2,632.50

**GTA:**

1,053.00

**TOTAL:**

3,685.50\*

13-24-406-047-1017 | 20231101677188 | 0-319-565-776

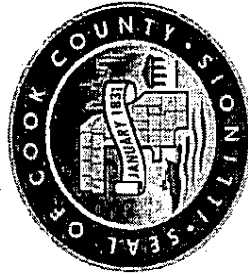
\* Total does not include any applicable penalty or interest due

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**REAL ESTATE TRANSFER TAX**

17-Nov-2023



**COUNTY:**  
**ILLINOIS:**  
**TOTAL:**

175.50  
351.00  
526.50

13-24-406-047-1017

20231101677188

1-276-628-944

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