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773325

PREPARED BY:
AARON J. MCLEOD, ESQ.
1510 E. 55th STREET
UNIT #: 15396
CHICAGO, IL 60615

Doc# 2334845005 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/14/2023 10:16 AM PG: 1 OF 5

MAIL TAX BILL TO:

LaShawn Stanton
7337 S South Shore Dr.
Unit 1031
Chicago, IL 60649

MAIL RECORDED DEED TO:

LaShawn Stanton
7337 S South Shore Dr.
Unit 1031
Chicago, IL 60649

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

WARRANTY DEED

THE GRANTOR(S)

✓ ALFRED QUIROZ, a single man, of the City of Chicago, County of Cook of the State of Illinois for and in consideration of Ten (\$10.00) DOLLARS and other good and valuable consideration(s) in hand paid, CONVEY(s) and Warrants(s) to LaShawn Stanton of the County of Cook and the State of Illinois, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, and to wit:

✓ UNIT NUMBER 1031 IN LAKE TERRACE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 139, 140, 141, 144 AND 145 IN DIVISION 3 OF THE SOUTH SHORE SUBDIVISION OF THE NORTH FRACTIONAL HALF OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THE RESUBDIVISION OF LOTS 1, 2, 4, 64, 66, 126, 127 AND 128 IN DIVISION 1 OF WESTFALL'S SUBDIVISION OF 208 ACRES BEING THE EAST HALF OF THE SOUTHWEST QUARTER AND THE SOUTHEAST FRACTIONAL QUARTER OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 25275623, AND REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 3135646, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS. See attached

ADDRESS: 7337 S South Shore Dr. Unit 1031 Chicago, IL 60649

Permanent Index Number(s): 21-30-114-029-1357

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

TO HAVE AND TO HOLD the above granted premises unto the parties of the second part forever.

Dated this 3rd day of October 2023

ALFRED QUIROZ

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P
S
SC
INT

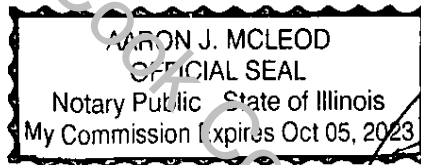
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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, ALFRED QUIROZ personally known to me be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, seal and delivered the instrument as a 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 notary seal, this 3rd day of October, 2023

Notary Public



A large, stylized handwritten signature in black ink, overlapping the notary seal.

My commission expires on _____.

EXEMPT UNDER PROVISIONS OF PARAGRAPH
_____ SECTION 4, REAL ESTATE TRANSFER ACT.

DATE: October 3, 2023

A large, stylized handwritten signature in black ink, written over a horizontal line.

Signature of Buyer, Seller or Representative

Property of Cook County Clerk's Office

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File No: 773325

EXHIBIT "A"

UNIT NUMBER 1031 IN LAKE TERRACE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 139, 140, 141, 144 AND 145 IN DIVISION 3 OF THE SOUTH SHORE SUBDIVISION OF THE NORTH FRACTIONAL HALF OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THE RESUBDIVISION OF LOTS 1, 2, 4, 64, 66, 126, 127 AND 128 IN DIVISION 1 OF WESTFALL'S SUBDIVISION OF 208 ACRES BEING THE EAST HALF OF THE SOUTHWEST QUARTER AND THE SOUTHEAST FRACTIONAL QUARTER OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 25275623, AND REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 3135646 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

21.30.114.025.1357 (A)

Cook County Clerk's Office

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

07-Dec-2023



CHICAGO:

517.50

CTA:

207.00

TOTAL:

724.50*

21-30-114-029-1357 | 20231201690313 | 1-511-981-104

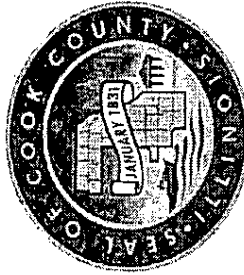
* Total does not include any applicable penalty or interest due.

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REAL ESTATE TRANSFER TAX

07-Dec-2023



COUNTY:
ILLINOIS:
TOTAL:

34.50
69.00
103.50

21-30-114-029-1357

20231201690313

0-675-577-904

Property of Cook County Clerk's Office