

# UNOFFICIAL COPY

**PREPARED BY:**

Martha Garcia  
3912 N Monticello Ave  
Chicago, IL 60618

Doc#. 2400206272 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 01/02/2024 12:27 PM Pg: 1 of 3

**GRANTEES ADDRESS**

**MAIL TAX BILL TO:**

Cristobal A Aguilar  
4347 W 63<sup>rd</sup> St, Unit 2A  
Chicago, IL 60629

Dec ID 20231201603552  
ST/CO Stamp 1-579-501-616 ST Tax \$124.00 CO Tax \$62.00  
City Stamp 1-944-176-688 City Tax: \$1,302.00

**MAIL RECORDED DEED TO:**

Jesus Perez & Assoc.  
4111 S Richmond  
Chicago, IL 60632

## WARRANTY DEED

THE GRANTOR(S), PAUL LUGO, An unmarried man, 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(S) AND WARRANT(S) to Cristobal A Aguilar, of 5613 S Kolmar Ave, Chicago, IL 60629, all right, title, and interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

PARCEL 1:

*PS*  
UNIT NUMBER 2A AND ~~4~~ IN WEST LAWN CONDOMINIUM, AS DELINEATED ON A PLAT OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOTS 5 AND 6 IN BLOCK 2 IN ARTHUR T. MCINTOSH'S 44<sup>TH</sup> AVENUE SUBDIVISION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED JUNE 24, 2002 AS DOCUMENT NUMBER 0020697798, AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE RIGHT TO THE USE OF C-2A, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF WEST LAWN CONDOMINIUM, AFORESAID.

Permanent Index Number(s): 19-22-200-045-1005; 19-22-200-045-~~1012~~ 1013  
Property Address: 4347 W 63<sup>rd</sup> St, Unit 2A, Chicago, IL 60629

Subject, however, to the general taxes for the year of 2023 and subsequent years, and all instruments, covenants, restrictions, conditions, applicable zoning laws, ordinances, and regulations of record.

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

Dated this 21 day of December, 2023.

FIDELITY NATIONAL TITLE  
KA23021810

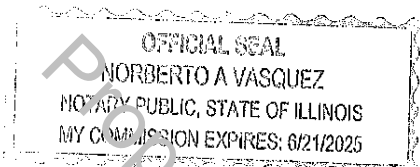
  
\_\_\_\_\_  
RAUL LUGO

# UNOFFICIAL COPY

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that RAUL LUGO, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/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 notarial seal, this 21 Day of December 2023



[Signature]  
Notary Public  
My commission expires: 6/21/2023

Exempt under 6-11-13

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

**REAL ESTATE TRANSFER TAX**

28-Dec-2023



<b>COUNTY:</b>	62.00
<b>ILLINOIS:</b>	124.00
<b>TOTAL:</b>	186.00

19-22-200-045-1005

| 20231201603552 | 1-579-501-616

**REAL ESTATE TRANSFER TAX**

28-Dec-2023



<b>CHICAGO:</b>	930.00
<b>CTA:</b>	372.00
<b>TOTAL:</b>	1,302.00 *

19-22-200-045-1005 | 20231201603552 | 1-944-176-688

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

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