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Chicago Title Insurance Company

WARRANTY DEED ILLINOIS STATUTORY

Doc#: 2400406266 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/04/2024 12:26 PM Pg: 1 of 3

Dec ID 20231201693285
ST/CO Stamp 0-911-026-224 ST Tax \$145.00 CO Tax \$72.50
City Stamp 1-132-603-440 City Tax: \$1,604.64

FIRST AMERICAN TITLE
FILE # 2170838

THE GRANTOR(S), MARTHA MUNOZ VALENCIA, an unmarried woman, of the City of CHICAGO, County of COOK, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to ALMA ORTIZ.

(GRANTEE'S ADDRESS) 5614 W. WELLINGTON, CHICAGO, Illinois 60634
of the County of COOK, all interest in the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION"

SUBJECT TO: covenants, conditions and restrictions of record, private, public and utility easements and roads and highways, party wall rights and agreements, special taxes or assessment for improvements not yet completed, any confirmed special tax or assessment, installments not due at the date hereof or any special tax or assessment for improvements heretofore below, general taxes for the year 2023 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s)

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

Permanent Real Estate Index Number(s): 13-29-215-045-1004
Address(es) of Real Estate: 5614 W. WELLINGTON AVENUE UNIT 2W, CHICAGO, Illinois 60634

Dated this 15 day of December, 2023

Martha Muñoz Valencia
MARTHA MUNOZ VALENCIA

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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 MARTHA MUNOZ VALENCIA, an unmarried woman, personally known to me to 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, 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 15 day of December 2023



Liliana Flores (Notary Public)

Prepared By: Beatriz Betancourt, Attorney at Law
2457 N Milwaukee Avenue
Chicago, Illinois 60647

Mail To:
Alma Ortiz
5614 W. Wellington Ave., unit #2W
Chicago, IL
60634

Name & Address of Taxpayer:
ALMA ORTIZ
5614 W. WELLINGTON AVENUE UNIT 2W
CHICAGO, Illinois 60634

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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: PARCEL 1: UNIT 2W IN THE 5614 W. WELLINGTON CONDOMINIUM AS DELINEATED AND DEFINED [N THE DECLARATION RECORDED AS DOCUMENT NO. 0712315016 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN SECTION 29, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE RIGHT TO THE USE OF STORAGE SPACE NUMBER 4 LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NO. 0712315016.

Permanent Index #'s: 13-29-215-045-1004

Property Address: 5614 West Wellington Avenue Unit 2W, Chicago, Illinois 60634

Property of Cook County Clerk's Office