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773945 1/2

WARRANTY DEED
GENERAL



Doc# 2403029042 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/30/2024 11:49 AM PG: 1 OF 4

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

Above space for Recorder's use only

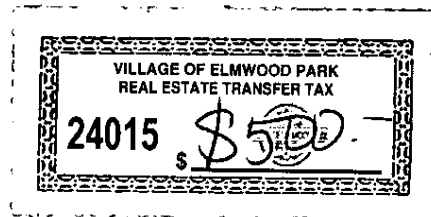
THE GRANTOR(S), Rene Acevedo, Single MAN (Marital Status), for and in consideration of TEN and NO/100 (\$10.00) DOLLARS, in hand paid, convey(s) and warrant(s) to Fortunata Reza, the following described real estate situated in the County of Cook, in the State of Illinois, to wit: See Exhibit A.

an unmarried woman

SUBJECT TO: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing; and GRANTEE(S)' own mortgage(s) or trust deed(s), if applicable.

Permanent Real Estate Index Number: 12-25-320-054-1017

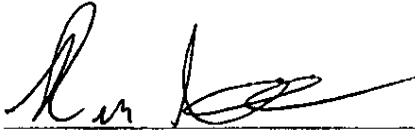
Address of Real Estate: 7929 W Grand Ave. Unit 306, Elmwood Park, IL 60707



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Dated: 1/12, 2024

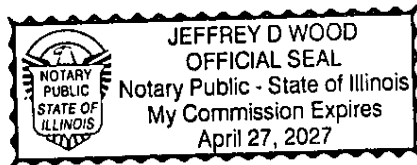


Rene Acevedo

STATE OF IL, COUNTY OF Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Rene Acevedo, personally known to me to be the person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed, and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of the homestead.

Given under my hand and official seal, this 12th day of Jan. 2024.

Commission Expires:



Notary Public

Prepared By:
Del Madani, Esq.
2800 N. Lake Shore Dr. #2317
Chicago, IL 60657

After Recording, Mail To & Send Subsequent Tax Bills to:

Fortunata Reza
2929 W. Arapah Ave. Unit 306
Elmwood Park IL 60707

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Commitment for Title Insurance
2021 v.01.00 (07-01-2021)

File No.: 773945

EXHIBIT A


The Land is described as follows:

PARCEL 1:

UNIT 306 IN THE 7929 W. GRAND AVENUE CONDOMINIUM ASSOCIATION, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOTS 7, 8, 9 (EXCEPT THE EAST 12.50 FEET THEREOF) IN MONT CLARE HOME ADDITION, A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, SOUTH OF THE CHICAGO, MILWAUKEE AND ST. PAUL RAILROAD; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED ON JUNE 21, 2001 AS DOCUMENT 0010546378, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-6, A LIMITED COMMON ELEMENT AS DELINEATED ON SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0010546378.

12-25-320-054-1017 

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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REAL ESTATE TRANSFER TAX

25-Jan-2024



COUNTY:	50.00
ILLINOIS:	100.00
TOTAL:	150.00

12-25-320-054-1017

| 20240101612692 | 1-066-765-360