

UNOFFICIAL COPY

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24CSA 046603 LP
Warranty Deed
Statutory (Illinois)
Individual to Individual

Doc#: 2405313265 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/22/2024 12:40 PM Pg: 1 of 4

Dec ID 20240201634008
ST/CO Stamp 1-992-561-200 ST Tax \$216.00 CO Tax \$108.00
City Stamp 1-411-650-096 City Tax: \$2,268.00

Above Space for Recorder's Use Only

THE GRANTORS, ALFREDO RODRIGUEZ ^{D.} an unmarried man of 2023 W/Berteau apt 1 Chicago Illinois 60618 and EDUARDO RODRIGUEZ ^{D.}, a married man of 67 Ogden Road Portage Indiana 46368 as sole heirs and legatees of the estate of MARIA RODRIGUEZ and JAIME A. RODRIGUEZ, Sr., both deceased, for (\$10.00) TEN DOLLARS and other good and valuable consideration, in hand paid, CONVEY and WARRANT(s) to Michael Labib and Lina Labib as husband and wife as Tenants ^{B.} by the Entirety, of 30W381 Honeysuckle Lane, IL 60184.
~~*joint tenants and not as tenants in common~~ ^{Wayne}

For value received, Grantor hereby grants, remises, and conveys unto Grantee, and to Grantee's heirs and assigns forever herein, all of Grantor's right, title and interest in and to that certain tract or parcel of land situated in the County of Cook, State of Illinois, described as follows:

LEGAL ATTACHED

PINs 17-10-132-037-1022
CKA: 405 W. Wabash #207, Chicago, IL 60611

Subject to covenants, conditions and restrictions of record, provided such matters do not materially prevent Grantee's full use, benefit and enjoyment of the property as a residential condominium, easements of record, and real estate taxes not yet payable but hereby releasing and waiving all rights under all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

****THIS IS NOT HOMESTEAD property****

CHARGE CTC DUPAGE

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Dated this 12 day of February 2024

Signed: [Signature]

By: Eduardo Rodriguez, as co-Administrator of the Estate of Maria and Jaime Rodriguez
individually and as heir and legatee of Maria and
Jaime Rodriguez

State of Indiana

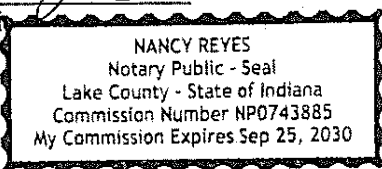
County of Postes

The undersigned, a notary public in and for the above county and state, certify that Eduardo Rodriguez, known to me to be the same person whose name is subscribed as principal to the foregoing power of attorney, appeared before me and the additional witness in person and acknowledged signing and delivering the instrument as the free and voluntary act of the principal, for the uses and purposes therein set forth.

Dated: 2-12-2024

[Signature]
Notary Public

My commission expires: 09/25/2030



WITNESSES

The undersigned witnesses certify that Eduardo Rodriguez, known to them to be the same person whose name is subscribed to be as principal to the foregoing power of attorney, appeared before them and the notary public and acknowledged signing and delivering the instrument as the free and voluntary act of the principal, for the uses and purposes therein set forth.

Dated: 2-12-24

[Signature]
Witness

This document was prepared by: Matt Albrecht, Attorney at Law

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Dated this 13 day of February 2024

Signed: [Signature]

By: Alfredo Rodriguez, as co-Administrator of the Estate of Maria and Jaime Rodriguez, individually and as her an legatee of Maria and Jaime Rodriguez

Dated this _____ day of February 2024

Signed: _____

By: Eduardo Rodriguez, as co-Administrator of the Estate of Maria and Jaime Rodriguez

STATE OF IL COUNTY OF COOK ss.

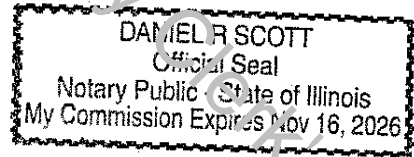
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, Alfredo Rodriguez and Eduardo Rodriguez, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged 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 13 day of February, 2024.

Commission expires Nov 16 2026

NOTARY PUBLIC

Prepared by:
Matt Albrecht
Attorney at Law
125 South Wacker Dr. Suite 300
Chicago, Illinois 60606



Mail to:
Agnello + Rogers
1700 Park St, Ste 102
Naperville, IL 60563

Name and Address of Taxpayer:
Michael Labib + Lina Labib
30 W 381 Honey Suckle Ln
Wayne, IL 60184

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CHICAGO TITLE
COMPANY

LEGAL DESCRIPTION

Order No.: 24CSA046603LP

For APN/Parcel ID(s): 17-10-132-037-1022

PARCEL 1:

UNIT 207 IN RIVER PLAZA CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 3, 5, 8, 15, 16, 17, 19, 20, 22, LOTS 31 TO 39, BOTH INCLUSIVE, LOTS 41, AND 44 TO 48, BOTH INCLUSIVE, IN RIVER PLAZA RESUBDIVISION OF LAND, PROPERTY AND SPACE OF LOTS 1 TO 12 AND VACATED ALLEY IN BLOCK 5 IN KINZIE'S ADDITION TO CHICAGO IN THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 94758753, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE AND ENJOYMENT OF THE PROPERTY AS SET FORTH IN THE RIVER PLAZA DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS RECORDED AS DOCUMENT NUMBER 93758750.