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WARRANTY DEED
Illinois

Doc#: 2408620084 Fee: \$107.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
Date 3/26/2024 9:53 AM Pg: 1 of 3

Dec ID 20240301660229
ST/Co Stamp 0-925-066-800 ST Tax \$600.00 CO Tax \$300.00
City Stamp 0-520-394-288 City Tax \$6,300.00

Above Space for Recorder's Use Only

THE GRANTOR, PAUL J. ORTEGA, a *single man*, of Chicago, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, CONVEY and WARRANT to KARLI RENEE PAZELY and MICHAEL JOHN PAZELY, a *married couple*, of 3003 N. California Avenue, Unit 1S, Chicago, Illinois 60618, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

has tenants by the entirety

SEE EXHIBIT 'A' ATTACHED FOR LEGAL DESCRIPTION

P.I.N.: 13-25-210-047-1002
c/k/a: 3003 N. California Avenue, Unit 1S, Chicago, Illinois 60618

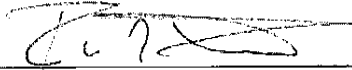
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Subject only 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; general real estate taxes not due and payable at the time of Closing; terms and provisions of the Declaration of Condominium/Covenants, Conditions and Restrictions ("Declaration/CCRs") and all amendments; public and utility easements including any easements established by or implied from the Declaration/CCRs or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Governing Law; installments due after the date of Closing of general assessments established pursuant to the Declaration/CCRs

[SIGNATURE PAGES TO FOLLOW]

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Dated this 1st day of March, 2024.

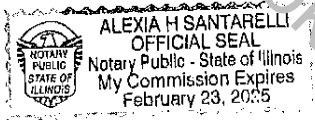


(SEAL)
PAUL J. ORTEGA

State of Illinois }
 } ss
County of Cook }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that PAUL J. ORTEGA, personally known to me to be the same persons whose names 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 1st day of March, 2024.





NOTARY PUBLIC

My Commission Expires: _____, _____

This instrument was prepared by:
John Mantas, Esq.
MANTAS LAW, LLC
1300 West Higgins Road
Suite 310
Park Ridge, Illinois 60068
Phone: (847) 908-9300

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

Karri Lenepazedy
3003 N. California Ave #15
Chicago, IL 60618

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EXHIBIT A

PARCEL 1:

UNIT 1S TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE 3003 NORTH CALIFORNIA CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 1427216030, AS AMENDED FROM TIME TO TIME IN THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EXCLUSIVE USE FOR PARKING AND ROOF PURPOSES IN AND TO PARKING SPACE NO. P3, AND ROOF SPACE NO. R3, LIMITED COMMON ELEMENTS, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office