

# UNOFFICIAL COPY

Doc#: 2409514195 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 4/4/2024 10:39 AM Pg: 1 of 3

Dec ID 20240301653745

ST/Co Stamp 1-674-180-144 ST Tax \$220.00 CO Tax \$110.00

## WARRANTY DEED ILLINOIS STATUTORY

### THE GRANTOR (NAME AND ADDRESS)

Gianna Santori  
127 Washington Blvd.  
Unit 3  
Oak Park, IL 60302

(The Above Space for Recorder's Use Only)

THE GRANTOR Gianna Santori, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to Matthew Muniz and Vincent Bradshaw, partners in a civil union, whose address is 3549 North Whipple Street, Apt. 1S, Chicago, IL 60618,

(BUYERS' ATTORNEY OR BUYER: CHECK APPLICABLE AND STRIKE ALL OTHERS)

Individually

as Tenants in Common

as Joint Tenants

not as Joint Tenants, nor Tenants in Common, but as Tenants by the Entirety

the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 16-08-321-034-1012

Property Address: 127 Washington Boulevard, Unit 3, Oak Park, IL 60302

**SUBJECT TO:** 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; building lines and easements, if any, provided

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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.

This is NOT homestead property.

Dated 03/25/2024

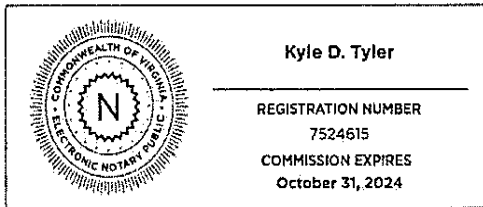
Gianna Santori

Gianna Santori

STATE OF Virginia )  
 ) SS,  
COUNTY OF Loudoun )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Gianna Santori personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered in the 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 notarial seal, Virginia



Kyle D. Tyler

Notary Public

Notarized remotely online using communication technology via Proof.

THIS INSTRUMENT PREPARED BY  
Adam J. Wilde  
Wilde Law Group  
1016 W. Jackson Blvd.  
Chicago, IL 60607

MAIL TO:

Matthew Muniz and Vincent Bradshaw  
127 Washington Boulevard  
Unit 3  
Oak Park, IL 60302

SEND SUBSEQUENT TAX BILLS TO:

Matthew Muniz and Vincent Bradshaw  
127 Washington Boulevard  
Unit 3  
Oak Park, IL 60302

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CHICAGO TITLE  
COMPANY

## LEGAL DESCRIPTION

Order No.: 24GSA941880HH

For APN/Parcel ID(s): 16-08-321-034-1012

UNIT 127-3 IN THE BOULEVARD POINTE CONDOMINIUM, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT 98844219, AS AMENDED FROM TIME TO TIME, IN THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

