

# UNOFFICIAL COPY



Doc# 2412014523 Fee \$88.00  
 ILRHSP FEE:\$18.00 RPRF FEE:\$1.00  
 CEDRIC GILES  
 COOK COUNTY CLERK'S OFFICE  
 DATE: 4/29/2024 3:51 PM  
 PAGE: 1 OF 6

Property of Cook County Clerk's Office

Warranty Deed

24650 425114NA 1/2

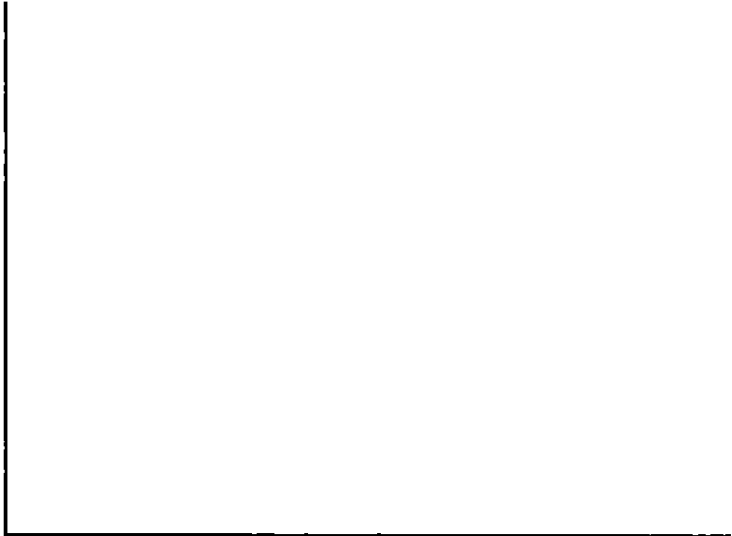
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S	1
SC	Y
INT	1/2

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(10F2)

CDL6SC425114na  
**WARRANTY DEED**  
**ILLINOIS STATUTORY**

TENANTS by the  
entirety.



(The Above Space for Recorder's Use Only)

THE GRANTOR Matthew B Knust, a married man, of 2646 North Paulina Street, Chicago, IL 60614 for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Carlos A. Padilla and Maria De Los Angeles Vargas Gallardo, ~~a married couple~~, as tenants by the entirety, of 2102 North Damen Ave., Unit 2F, Chicago, IL 60647, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

*\* husband & wife*

**SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"**

Permanent Index Number(s): 17-05-109-033-1002

Property Address: 1454 West Blackhawk Street, Unit 1, Chicago, IL 60642

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

**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.

**THIS IS NOT HOMESTEAD PROPERTY**

*V*  
*5*  
*X*  
*Y*  
*R*

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Dated this 8 day of March, 2024.

Matthew B. Knust

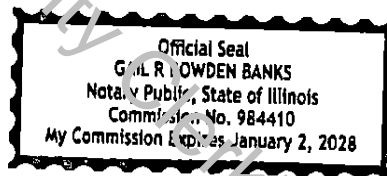
Matthew B. Knust

STATE OF ILLINOIS )  
 ) SS,  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Matthew B. Knust 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 he signed, sealed and delivered in the instrument as his 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, this 8<sup>TH</sup> day of MARCH 2024.

Gail R. Dowden Banks  
Notary Public



THIS INSTRUMENT PREPARED BY  
Renée Norgle  
Norgle & O'Leary Law LLC  
120 S. State Street, Suite 200  
Chicago, IL 60603

MAIL TO:

Carlos A. Padilla  
1454 W Blackhawk  
Unit #1  
Chicago IL 60642

SEND SUBSEQUENT TAX BILLS TO:

Carlos A. Padilla &  
Maria de los Angeles Vargas Gallegos  
1454 West Blackhawk Street  
Unit 1  
Chicago, IL 60642

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## EXHIBIT A LEGAL DESCRIPTION

UNIT 1 IN 1454 BLACKHAWK CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING REAL ESTATE:

THE EAST 25 FEET OF THE WEST 50 FEET OF LOT 60 AND THE EAST 25 FEET OF THE WEST 50 FEET OF THE SOUTH 29 1/2 FEET OF LOT 53 IN CLEAVER S SUBDIVISION OF BLOCK 7 IN CANAL TRUSTEES SUBDIVISION OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO DESCRIBED AS: THE EAST OF THAT PART OF LOTS 60 AND 53 IN CLEAVER S SUBDIVISION OF BLOCK 7 IN CANAL TRUSTEES SUBDIVISION OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS TO-WIT: BEGINNING AT THE SOUTH WEST CORNER OF SAID LOT 60 RUNNING THENCE EAST ON THE SOUTH LINE OF SAID LOT 60, 50 FEET; THENCE NORTH 67.2 FEET; THENCE WEST 50 FEET AND THENCE SOUTH TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.


WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO 0608810116 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Permanent Index Number(s): 17-05-109-033-1002

Property Address: 1454 West Blackhawk Street, Unit 1, Chicago, IL 60642

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REAL ESTATE TRANSFER TAX	01-Apr-2024
 CHICAGO:	2,850.00
CTA:	1,140.00
TOTAL:	3,990.00 *

17-05-109-033-1002 | 20240201630173 | 1-423-496-752

\* Total does not include any applicable penalty or interest due.

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**REAL ESTATE TRANSFER TAX**

01-Apr-2024



<b>COUNTY:</b>	190.00
<b>ILLINOIS:</b>	380.00
<b>TOTAL:</b>	570.00

17-05-109-033-1002

| 20240201630173 | 0-886-625-840