

UNOFFICIAL COPY

WARRANTY DEED
ILLINOIS STATUTORY
INDIVIDUAL

Doc#: 2412023154 Fee: \$107.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 4/29/2024 4:19 PM Pg: 1 of 3

Dec ID 20240401689842
ST/Co Stamp 0-766-871-856 ST Tax \$270.00 CO Tax \$135.00
City Stamp 0-586-861-424 City Tax \$2,835.00

lot 2
FIRST AMERICAN TITLE
FILE # AF1042272 90

Property of Cook County Clerk's Office

THE GRANTOR(S) **Andres Garcia, III** married to Thiago De Morais Freitas, of 1717 S. Prairie Avenue, 1009, Chicago, IL 60616, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to GRANTEE **Sofia Ramos**, an ~~unmarried~~ ^{single} woman, of 9219 S Claremont Ave, Chicago, IL 60643, individually, all interest in the following described Real Estate situated in the County of DuPage in the State of Illinois, to wit:

See Exhibit "A" attached hereto and made a part hereof

2nd Inst.

SUBJECT TO: General taxes for the 2023 and 2024 full year tax bills and subsequent years and to the Covenants, conditions and restrictions of record

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

Permanent Real Estate Index Number(s): **17-22-304-059-1048**

Address(es) of Real Estate: **1717 S. Prairie Ave, 1009
Chicago IL 60616**

Dated this 24 day of April, 2024



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Andres Garcia, III

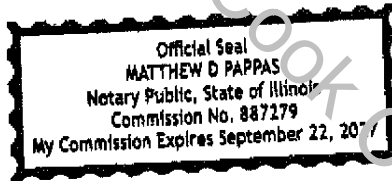
Thiago De Moraes-Freitas (signing to waive homestead rights)

STATE OF Illinois

COUNTY OF DePage, SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Andres Garcia, III and Thiago De Moraes Freitas**, 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 24 day of April, 2024.



Notary Public

Prepared by:
Hunt & Subach, Ltd.
1035 S. York Road
Bensenville, IL 60106

Mail to:
Nicholas O'Connor
311 W. Superior Street, Suite 215
Chicago IL 60654

Name and Address of Taxpayer:
Sofia Ramos
1717 S. Prairie Ave, 1009
Chicago IL 60616



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Exhibit "A" – Legal Description

UNIT 1009 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN PRAIRIE DISTRICT HOMES -TOWER RESIDENCES CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0330719060, AS AMENDED FROM TIME TO TIME, IN THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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