

770476 1/2



2413627014

Doc# 2413627014 Fee \$88.00
ILRHSP FEE:\$18.00 RPRF FEE:\$1.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
DATE: 5/15/2024 10:29 AM
PAGE: 1 OF 5

SK ~~774076~~
WARRANTY DEED
ILLINOIS STATUTORY

Citywide Title Corporation
111 W. Washington St, Ste. 1301
Chicago IL 60602

THE GRANTOR(S)

Joseph Jeron a single man

of the City of Chicago, County of Cook, State of IL for and in consideration of \$10.00 (Ten and 00/100) dollar(s), and other good and valuable consideration in hand paid CONVEY(S) and WARRANT(S) to

~~Sergio Choque and Elmo Gutierrez~~ *A married man
* A married man, not
as joint tenants but tenan
in
Common

of 2811 N Howard, Unit 2E, Chicago, IL 60660, of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

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

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.

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): 10-25-303-053-1002

Address(es) of Real Estate: 2811 W Howard St Unit 2E, Chicago, IL 60645

Dated this 16 day of April, 2024.

Joseph Jeron

Handwritten initials: Y5, Y, A

This property is not homestead as to the Grantor(s)

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STATE OF ILLINOIS

COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT

Joseph Jeron

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 16 day of April, 2024.

Sima Kirsch (Notary Public)



Prepared by:

Sima L Kirsch PC
4831 N Bell Avenue, #2
Chicago, IL 60625

Mail to:

Choque and Gutierrez
2811 W Howard St Unit 2E
Chicago, IL 60660

Name and Address of Taxpayer:

Choque and Gutierrez
2811 W Howard St Unit 2E
Chicago, IL 60660

Property of Cook County Clerk's Office

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Commitment for Title Insurance
2021 v.01.00 (07-01-2021)

File No.: 770476

EXHIBIT A

The Land is described as follows:

PARCEL ONE:

UNIT NO. 2E, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE 2811 HOWARD CONDOMINIUMS, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0408903062, AS AMENDED FROM TIME TO TIME, IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL TWO:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-4, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0408903062.

10-25-303-053-1002

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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REAL ESTATE TRANSFER TAX

07-May-2024



CHICAGO:	1,612.50
CTA:	645.00
TOTAL:	2,257.50 *

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

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REAL ESTATE TRANSFER TAX

07-May-2024



COUNTY:	107.50
ILLINOIS:	215.00
TOTAL:	322.50

10-25-303-053-1002

| 20240401681217 | 1-636-063-536