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WARRANTY DEED ILLINOIS STATUTORY

Doc# 2414207009 Fee \$88.00
ILRHSP FEE:\$18.00 RPRF FEE:\$1.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
DATE: 5/21/2024 10:57 AM
PAGE: 1 OF 3

THE GRANTOR(S), ROBERTO A. ARIAS, a married man, and CRISTIAN D. ARIAS, a married man, of 3802 W Diversey Ave, Chicago, Illinois 60647, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT to RAUL DIAZ, an unmarried man, of COUNTY of COOK, all interest in the following described Real Estate 3802 W Diversey Ave, Chicago, Illinois 60647 situated in the COUNTY of COOK in the State of Illinois:

SEE EXHIBIT "A" for Legal Description

together with the tenements and appurtenances thereunto belonging.

Permanent Real Estate Index Number: 13-26-126-025-0000
Address of Real Estate: 3802 W Diversey Ave, Chicago, IL 60647

Dated this 25th day of August, 2022



Roberto Arias
ROBERTO A. ARIAS

Cristian Arias
CRISTIAN D. ARIAS


Prepared by: Joshua M. Martin, Esq.
3069 W. Armitage
Chicago, Illinois 60647

Mail Deed and Tax Bills to
Raul Diaz
3802 W. Diversey Ave
Chicago IL 60647

* THIS IS NOT HOMESTEAD Property

| REAL ESTATE TRANSFER TAX | | 21-May-2024 | |
|---|-----------|-------------|--|
|  | COUNTY: | 113.50 | |
|  | ILLINOIS: | 227.00 | |
| | TOTAL: | 340.50 | |

13-26-126-025-0000 | 20240501605355 | 1-138-861-360

| REAL ESTATE TRANSFER TAX | | 21-May-2024 | |
|--|----------|-------------|--|
|  | CHICAGO: | 1,702.50 | |
| | CTA: | 681.00 | |
| | TOTAL: | 2,383.50 * | |

13-26-126-025-0000 | 20240501605355 | 1-638-442-288

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

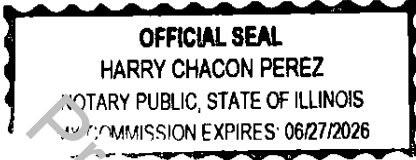
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STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **ROBERTO A. ARIAS and CRISTIAN D. ARIAS**, 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.

Given under my hand and official seal, this 25th day of August, 2022

[Signature] (Notary Public)



DATE: 8/25/22

[Signature]
Signature of Buyer, Seller or Representative

Property of Cook County Clerk's Office

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Exhibit A

PARCEL 1

UNIT 1708, IN THE 401 NORTH WABASH AVENUE HOTEL CONDOMINIUM AS DELINEATED ON A SURVET OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF LOT 1 IN TRUMP TOWER SUBDIVISION, A TRACT OF LAND IN SECTION 10, TOWNSHIP 39th NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0803015063, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS

PARCEL 2:

NON/EXCLUSIVE EASEMENTS FOR INGRESS, EGRESS, SUPPORT, USE AND ENJOYMENT AS CREATED BY AND SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS FOR THE 401 NORTH WABASH BUILDING RECORDED AS DOCUMENT NO. 0803015062.

PARCEL 3:

A NON-EXCLUSIVE EASEMENTS IN FAVOR OF PARCELS 1 AND 2, AS GRANTED THAT CERTAIN ORDINANCE BY THE CITY OF CHICAGO APPROVED SEPTEMBER 1, 2004 AS PUBLISHED IN JOURNAL PAGES 30411 TO 30458, BOTH INCLUSIVE, FOR THE IMPROVEMENT, USE AND MAINTENANCE OF PUBLIC WAY, TO IMPROVE, MAINTAIN, REPAIR, REPLACE, USE AND OCCUPY FOR PEDESTRIAN PURPOSES, AND NOT VEHICULAR PURPOSES, CERTAIN TRACTS OF LAND AS MORE PARTICULARLY DESCRIBED HERE IN.