

BT 2210024-00381  
(18/2)

**Prepared By:**  
Popovic Law, P.C. - Libby Popovic  
17730 S. Oak Park Avenue, Unit B  
Tinley Park, IL 60477



Doc# 2414924324 Fee \$88.00  
ILRHSP FEE:\$18.00 RPRF FEE:\$1.00  
CEDRIC GILES  
COOK COUNTY CLERK'S OFFICE  
DATE: 5/28/2024 12:01 PM  
PAGE: 1 OF 2

**Send Tax Bill To:** /Grantor's Address  
J Jesus Garcia Marquez  
3410 West Congress Parkway  
Unit 2  
Chicago, IL 60624

**Mail Originals To:**  
J Jesus Garcia Marquez  
3410 W. Congress Parkway  
Unit 2  
CHICAGO, IL 60624

**WARRANTY DEED**

THE GRANTORS, Adriana Kondrat, A Single Woman, and Alexander DeGraaf, A Single Man, for and in consideration of \$10.00 dollars in hand paid, CONVEY AND WARRANT to THE GRANTEE J Jesus Garcia Marquez, A ~~UNMARRIED~~ Man, all interests in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

**SEE ATTACHED LEGAL DESCRIPTION**

**SUBJECT TO:** General Taxes for 2023 and subsequent years and covenants, conditions, easements and restrictions of record.

**Permanent Index Number (PIN):** 16-14-226-025-1008

**Address of Property:** 3410 West Congress Parkway, Unit 2, Chicago, IL 60624 \*

DATED THIS 4 DAY OF May, 2024

\_\_\_\_\_  
Adriana Kondrat

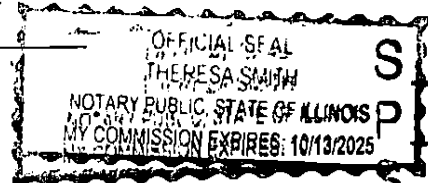
\_\_\_\_\_  
Alexander DeGraaf

State of IL, County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that Adriana Kondrat and Alexander DeGraaf, personally known to me to be the same persons whose names 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 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 4 Day of May 2024.

Commission expires: 10-13-25,   
Notary Public



S Y  
P a  
S Y-I  
SC Y  
INT OK

**UNOFFICIAL COPY**

One Parkview Plaza, Suite 750  
Oakbrook Terrace, IL 60181  
Telephone: (847) 349-5450

Burnet File Number: 2210024-00381

**EXHIBIT A****LEGAL DESCRIPTION**

The land referred to herein below is situated in the County of Cook, state of Illinois, and is described as follows:



PARCEL 1: UNIT 3410-2 IN THE 420-422 S. HOMAN CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THAT PART OF LOT 15, LYING NORTH OF THE NORTH LINE OF CONGRESS STREET, AND ALL OF LOTS 16, 17 AND 18 IN GIVIN AND GILBERT'S SUBDIVISION OF THE SOUTH 2/5 OF LOT 11 IN THE SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0431044037, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.


PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF "NONE" PER DECLARATION, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0431044037.

Permanent Index Number(s): 16-14-226-025-1008

After Recording Return to:

Burnet Title - Post Closing  
One Parkview Plaza, Suite 750  
Oakbrook Terrace, IL 60181

| REAL ESTATE TRANSFER TAX  |                | 22-May-2024   |
|---|----------------|---------------|
|  | COUNTY:        | 37.50         |
|  | ILLINOIS:      | 75.00         |
|   | TOTAL:         | 112.50        |
| 16-14-226-025-1008  | 20240501692163 | 0-862-721-328 |

| REAL ESTATE TRANSFER TAX  |                | 10-May-2024   |
|---|----------------|---------------|
|  | CHICAGO:       | 562.50        |
|   | CTA:           | 225.00        |
|   | TOTAL:         | 787.50 *      |
| 16-14-226-025-1008  | 20240501692163 | 0-430-561-584 |

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

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

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