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#### WARRANTY DEED ILLINOIS STATUTORY

Doc#. 2416420113 Fee: \$107.00 CEDRIC GILES COOK COUNTY CLERK'S OFFICE Date 6/12/2024 10:07 AM Pg: 1 of 3

Dec ID 20240501604709 ST/Co Stamp 1-837-229-360 ST Tax \$345.00 CO Tax \$172.50 City Stamp 1-872-303-408 City Tax \$3,622.50

(The Ahove Space for Recorder's Use Only)

THE GRANTOR Patrick N. Maguire married to Patricia Maguire, of 7205 West Quincy Avenue, Unit 1-322, Lakewood, CO 50235 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 Danniela Estrada and Reyna Salinas-Estrada of 1263 Deer Run Trail, Sandwich, IL 60548, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to with the County of Cook, in the State of Illinois, to with the County of Cook in the State of Illinois, to with the County of Cook, in the State of Illinois, to with the County of Cook, in the State of Illinois, to with the County of Cook, in the State of Illinois, to with the County of Cook, in the State of Illinois, to with the County of Cook, in the State of Illinois, to with the County of Cook, in the State of Illinois, to with the County of Cook, in the State of Illinois, to with the County of Cook, in the State of Illinois, to with the County of Cook, in the State of Illinois, to with the County of Cook, in the State of Illinois, to with the County of Cook, in the State of Illinois, to with the County of Cook, in the State of Illinois, to with the County of Cook, in the State of Illinois, to with the County of Cook, in the State of Illinois, to with the County of Cook, in the State of Illinois, to with the County of Cook, in the State of Illinois, to with the County of Cook, in the State of Illinois, to with the County of Cook, in the County of Cook,

Permanent Index Number(s): 17-04-207-087-1545

Property Address: 1555 North Sandburg Terrace, Unit 205, Chicago, IL 60610

Hereby releasing and waiving all rights under and by virtue of the Hon esterd 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.

## **UNOFFICIAL CO**

Patrick N. Maguire Patricia Maguire STATE OF COLORADO ) ) SS, COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Patrie': N. Maguire and Patricia Maguire 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 they signed, sealed and delivered in the 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 hard and notarial seal, this 13 day of MAY, 2024.

LORIELLE RENEE CLOSS **NOTARY PUBLIC** STATE OF COLORADO NOTARY ID 20204011546 MY COMMISSION EXPIRES MARCH 26, 2028 County Clay

THIS INSTRUMENT PREPARED BY Law Office of Meghan Stokes LLC 161 N Clark, Ste 1700 Chicago, IL 60601

MAIL TO:

Anthony Pauzica 2510 West Irving Park Road Unit B Chicago, IL 60618

SEND SUBSEQUENT TAX BILLS TO:

Danniela A. Estrada 1555 North Sandburg Terrace Unit 205 Chicago, IL 60610

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# EXHIBIT A LEGAL DESCRIPTION.

The Land is described as follows:

Parcel 1:

Unit number 205K in Carl Sandburg Village Condominium Unit No. 7, as delineated on a survey of the following

described real estate:

Lot 1 (except the North 85.05 feet and the East 30.00 feet thereof), Lot 2 (except the South 56.30 feet of the West

175.50 feet thereof): Lot 3 and that portion of Germania Place lying West of the West line of said East 50.00 feet in Lot 1 extended South to the North line of said Lot 2, all in Chicagoland Clearance Commission No. 3, being a consolidation of Lots and parts of Lots and vacated alleys in Bronson's addition to Chicago and certain resubdivision, all in the Northwest 1/4 of Section 4, Township 39 North, Pange 14 East of the Third Principal Meridian, in Cook County, Illinois; Which survey is attacted as exhibit "A" to the Declaration of Condominium recorded as document number 25352049 and registered as document number T3179558; together with its undivided percentage interest in the common elements, in Cook County, Illinois, and as amended by the First Amendment registered as document number 3179559.

#### Parcel 2:

Easements for ingress and egress appurer not to and for the use and benefit of Parcel 1 as set forth and defined in the Declaration recorded as document numbers 24917788 and filed as document number 3085871, in Cook County, Illinois.