UNOFFICIAL COPY

HXUTOT WARRANTY DEED Illinois Statutory

Mail to: Monson Rose Law Inc. 150 E. Highland Ave Elgin, IL 60120

Name & Address of Taxpayer: Rosa Cruz 600 Elgin Ave #3B Forest Park IL 60130 Doc#, 2416420283 Fee: \$107.00 CEDRIC GILES COOK COUNTY CLERK'S OFFICE Date 6/12/2024 12:03 PM Pg: 1 of 2

Dec ID 20240501615086 ST/Co Stamp 0-479-653-168 ST Tax \$161.00 CO Tax \$80.50

RECORDER'S STAMP

The GRANTOR(S): Gocaman Chicago Condos LLC, of the City of Chicago, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS DO, Rosa Cruz, an unmarried person of 930 Ontanio St. Oak Park William & bollowall interest in the following described and in the County of Cook, State of Illinois; to wit:

UNITS 3B AND P-7 IN THE ELGIN/JACKSON CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 37, 38, AND 39 IN HENRY G. FOREMAN'S SECOND ADDITION TO THE VILLAGE OF FOREST PARK, BEING A SUBDIVISION OF THAT PART OF THE LAST 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 5° NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE RIGHT OF WAY OF THE RAILROAD, EXCEPT THE WEST 364.10 FEET THEREOF; WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 09039871, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST, IN COOK COUNTY, ILLEGOS

P.I.N. 15-13-224-042-1016 AND 15-13-224-042-1027

C/K/A 600 ELGIN AVENUE, UNITS 3B AND P-7, FOREST PARK, IL 60130

Conveyance and Warrant Subject to: General real estate taxes not due and payable at the time of Closing; 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, terms and provisions of the declaration of condominium/Covenants, Conditions and Restrictions ("Declaration/CCRs") and all amendments, public and utility easements including any easements established by or implied from the Declaration/CCRs or amendments thereto, party wall rights and agreements, limitations and conditions imposed by the Illinois Condominium Property Act and the Common Interest Community Association Act or other applicable State association law ("Governing Law"), installments due after the date of Closing of general assessments established pursuant to the Declaration/CCRs.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

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Dated May 29, 2024

Goodman Chicago Condos LLG

BY:

STATE OF ILLEVOIS

} ss

County of Cook

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY THAT, Robert Oliver, authorized trustee of member. personally know to me to be the same person whose names is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes there is set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, May 29, 2024

WITNESS my hand and official seal.

Signature

My Commission Expires

LOGAN MADSEN
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
June 25, 2026

(Seal)

HERITAGE TITLE COMPANY 5849 W LAWRENCE AVE CHICAGO, IL 60630

Prepared by:

OLIVER LAW LLC 4205 W. Irving Park Road Chicago, IL 60641 (773) 853-2381

VILLAGE OF FOREST PARK PROPERTY COMPLIANCE No. 4 0 4 0 5

Approved/Date