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Doc#: 2417024117 Fee: \$107.00  
CEDRIC GILES  
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Date 6/18/2024 9:48 AM Pg: 1 of 3

## WARRANTY DEED ILLINOIS STATUTORY

Dec ID 20240601629282  
ST/Co Stamp 1-866-087-728 ST Tax \$490.00 CO Tax \$245.00  
City Stamp 0-792-345-904 City Tax \$5,145.00

Prepared By:  
Law Offices of Jay H. Chie P.C.  
2454 E. Dempster St., Suite 310  
Des Plaines, IL 60018

THE GRANTORS, NICHOLAS DACANAY AND SHASONTA DACANAY, husband and wife, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten (\$10.00) Dollars, and other good and valuable considerations in hand paid,

CONVEY and WARRANT to GRANTEEES, JEAN RICHARD JEAN-PIERRE AND RACHEL MARIE JEAN-PIERRE, husband and wife

- in FEE SIMPLE  
 in JOINT TENANCY WITH RIGHT OF SURVIVORSHIP,  
 in TENANTS IN COMMON, or  
 in TENANCY BY THE ENTIRETY WITH RIGHT OF SURVIVORSHIP.

(GRANTEE'S ADDRESS) of 1901 W. Addison St Chicago 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 Legal Description attached hereto as Exhibit "A"

**SUBJECT TO:** General real estate taxes not yet due and payable; covenants, conditions and restrictions of record; building lines and easements.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Law of the State of Illinois.

Permanent Index Number: 13-23-315-017-0000

Address of Real Estate: 3432 North Monticello Ave, Chicago, IL 60618

Dated this 18 day of June, 2024

GRANTOR:

Nicholas Dacanay

GRANTOR:

Shasonta Dacanay

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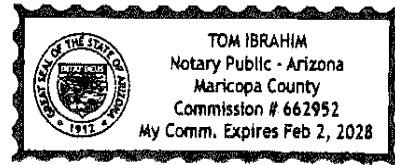
STATE OF Arizona )  
 ) ss.  
COUNTY OF Maricopa )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **CERTIFY THAT NICHOLAS DACANAY AND SHASONTA DACANAY**, 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 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 notarial seal, this 8th day of June, 2024



Notary Public



**Mail To:**

Eric Prechtel, Esq.  
445 Jackson Ave  
Suite 200  
Naperville, IL 60540

**Name and Address of Taxpayer:**

Jean Richard Jean-Pierre and Rachel Marie Jean-Pierre

3432 N. Monticello Ave.  
Chicago, IL 60618

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## EXHIBIT 'A' Legal Description

### PARCEL 1:

(PARCEL 14) THE NORTH 19.37 FEET OF THE SOUTH 22.29 FEET (EXCEPT THE WEST 213.50 FEET) OF THE FOLLOWING DESCRIBED TRACT: LOTS 1 TO 11 AND LOTS 38 TO 48, BOTH INCLUSIVE, AND VACATED NORTH SOUTH ALLEY ADJOINING SAID LOTS 1 TO 11 AND LOTS 38 TO 48 IN BLOCK 2 IN J. R. WICKERSHAM'S SUBDIVISION OF BLOCKS 5 AND 6 OF K. K. JONES' SUBDIVISION OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, TAKEN AS A TRACT, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, UTILITIES, USE, ENJOYMENT AND ENCROACHMENTS AS SET FORTH IN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR ST. WENCESLAUS SQUARE TOWNHOMES, RECORDED AS DOCUMENT 98404070, AS AMENDED FROM TIME TO TIME.

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