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17-102983 #2 of 3

This instrument prepared by:
Jill Beda Daniels
Jill Daniels LLC
29 S. Brainard Avenue
La Grange, Illinois 60525

Doc#: 2420024202 Fee: \$107.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 7/18/2024 11:47 AM Pg: 1 of 3

Dec ID 20240601637165
ST/Co Stamp 1-727-906-608 ST Tax \$327.50 CO Tax \$163.75
City Stamp 1-370-235-696 City Tax \$3,438.75

MAIL TAX BILL TO:

Kathy Rodriguez Villa and Sebastian
Villa Rodriguez
1150 West 15th Street
133
Chicago, IL 60608

MAIL RECORDS DEED TO:

WARRANTY DEED
Statutory (Illinois)

The Grantor, Angela Manca of the City of Chicago, County of Cook County, Illinois, an *Unmarried Woman*, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, CONVEY AND WARRANT to Kathy Rodriguez Villa and Sebastian Villa Rodriguez (hereinafter "Grantees")


X Wife and Husband AS Tenants By The Entirety

all right, title and interest in the following described real estate situated in County of Cook, State of Illinois, to wit:

See Attached Legal Description, Exhibit A



COMMONLY KNOWN AS: 1150 West 15th Street, 133, Chicago, IL 60608
PIN: 17-20-225-053-1017 and 17-20-225-053-1169

SUBJECT TO: General real estate taxes for 2024 and subsequent years, covenants, conditions and restrictions of record; and building lines and easements. Sellers hereby release and waive all rights under and by virtue of the Homestead Exemption Law of the State of Illinois.

REAL ESTATE TRANSFER TAX		28-Jun-2024
	CHICAGO:	2,456.25
	CTA:	982.50
	TOTAL:	3,438.75 *

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

REAL ESTATE TRANSFER TAX		28-Jun-2024
	COUNTY:	163.75
	ILLINOIS:	327.50
	TOTAL:	491.25

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IN WITNESS WHEREOF, this deed was executed by the undersigned on the 1st day of June, 2024.

Angela Mancari by Robert Steven Pickert, Jr. as Attorney in fact.

Angela Mancari by Robert Steven Pickert, Jr., as Attorney in Fact

STATE OF Illinois

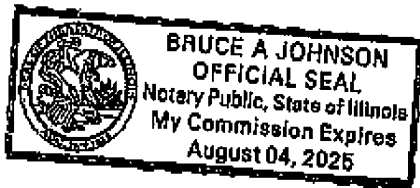
COUNTY OF Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Robert Steven Pickert, Jr, pursuant to recorded Power of Attorney for Angela Mancari 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 she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 1 day of JUNE, 2024.

Bruce A. Johnson

Notary Public



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17-20-225-053-1017

17-20-225-053-1169

PARCEL 1:

UNIT 133 AND GARAGE UNIT GU-84 IN THE UNIVERSITY COMMONS V CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOTS 87 THROUGH 108, INCLUSIVE, IN SOUTH WATER MARKET, A RESUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 1, 1925, AS DOCUMENT NO. 8993073, IN COOK COUNTY, ILLINOIS.

ALSO

THE SOUTH HALF OF ALL THAT PART OF AN EAST-WEST ALLEY LYING NORTH OF AND ADJOINING LOT 94 THROUGH 108, INCLUSIVE, AND THE SOUTH HALF OF THAT PART OF AN EAST-WEST PUBLIC ALLEY LYING NORTH OF AND ADJOINING LOTS 87 THROUGH 93, INCLUSIVE (ONCE SAID PUBLIC ALLEY IS VACATED) AS APPLIES TO ALL SAID LOTS, BOTH INCLUSIVE, IN SOUTH WATER MARKET, A RESUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 1, 1925, AS DOCUMENT NO. 8993073, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0734415002, AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-29, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0734415002, AS AMENDED FROM TIME TO TIME.