

# UNOFFICIAL COPY

**PREPARED BY:**

Morton J. Rubin, P.C.  
3330 Dundee Road, Suite C4  
Northbrook, IL 60062



Doc#: 1325604185 Fee: \$40.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/13/2013 02:37 PM Pg: 1 of 2

**MAIL TAX BILL TO:**

ELIZABETH REYES  
2317 N. NEVA, #213A  
CHICAGO, IL 60707

**MAIL RECORDED DEED TO:**

Richard J. Caldarazzo  
Attorney at Law  
3310 N. Harlem Avenue  
CHICAGO, IL 60634

## WARRANTY DEED

### Statutory (Illinois)

THE GRANTOR(S), ANN RYCHTANEK, TRUSTEE OF THE ANN RYCHTANEK REVOCABLE TRUST DATED FEBRUARY 20, 2004, of 2409 CHERRY LANE, NORTHBROOK, Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANT(S) to ELIZABETH REYES, A ~~MARRIED~~ WOMAN, of 2317 NEVA, #103A, CHICAGO, ILLINOIS, all right title, and interest in the following described real estate situated in the County of COOK, State of Illinois, to wit:

UNIT 213 "A" IN OAKFIELD WEST CONDOMINIUM AS DELINEATED ON SURVEY OF CERTAIN LOTS AND VACATED ALLEYS OR PARTS THEREOF IN MONT CLARE BEING A SUBDIVISION OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 31, AND THAT PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 30, LYING SOUTH OF FULLERTON AVENUE, ALL IN TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY NORTHWEST NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST NUMBER 1535 RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 22846239, TOGETHER WITH A PERCENTAGE OF THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DECLARATION, AS AMENDED FROM TIME TO TIME, WHICH PERCENTAGE SHALL AUTOMATICALLY CHANGE IN ACCORDANCE WITH AMENDED DECLARATIONS AS SAME ARE FILED OF RECORD PURSUANT TO SAID DECLARATION AND TOGETHER WITH ADDITIONAL COMMON ELEMENTS AS SUCH AMENDED DECLARATIONS ARE FILED OF RECORD, IN THE PERCENTAGES SHALL AUTOMATICALLY DEEMED TO BE CONVEYED EFFECTIVE ON THE RECORDING OF EACH SUCH AMENDED DECLARATION AS THOUGH CONVEYED HEREBY IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 13-31-107-024-1141  
Property Address: 2317 N. NEVA, #213A, CHICAGO, IL 60707

Subject, however, to the general taxes for the year of 2013 and thereafter, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

**THIS IS NOT HOMESTEAD PROPERTY.**

**REAL ESTATE TRANSFER** 08/28/2013



COOK \$19.00  
ILLINOIS: \$38.00  
TOTAL: \$57.00

13-31-107-024-1141 | 20130801601857 | TBC5BA

Attorneys' Title Guaranty Fund, Inc.  
1 S. Wacker Dr., STE 2400  
Chicago, IL 60606-4650  
Attn: Search Department

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SC  
INTAC

**REAL ESTATE TRANSFER** 08/28/2013



CHICAGO: \$285.00  
CTA: \$114.00  
TOTAL: \$399.00

13-31-107-024-1141 | 20130801601857 | JZNTPL

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Dated this 9th day of August, 2013

~~X~~ Manuela F. Alencar in fact  
ANN RYCHTANEK, TRUSTEE OF THE ANN RYCHTANEK  
REVOCABLE TRUST DATED FEBRUARY 20, 2004

STATE OF FL  
COUNTY OF COOK ) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that ANN RYCHTANEK, TRUSTEE OF THE ANN RYCHTANEK REVOCABLE TRUST DATED FEBRUARY 20, 2004, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/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 9th day of August, 2013

Judith Shinker  
Notary Public  
My commission expires: 01-28-14



Clerk's Office