

UNOFFICIAL COPY



Doc#: 1412729054 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/07/2014 12:50 PM Pg: 1 of 2

**Warranty Deed
TENANCY BY THE
ENTIRETY
Statutory (ILLINOIS)
(Individual to Individual)**

**PRAIRIE TITLE
6821 W. NORTH AVE.
OAK PARK, IL 60302**

1403-54910

1/2

Above Space for Recorder's Use Only

THE GRANTOR, Ambrosia Homes of Illinois LLC, Series 26, a separate series of Ambrosia Homes of Illinois LLC, an Illinois Limited Liability Company, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of (\$10.00) Ten DOLLARS, in hand paid, CONVEYS and WARRANTS to Mark Ritchey and Danielle Ritchey, 4042 N. Mozart St. #3, Chicago, IL 60618, as husband and wife, not as Joint Tenants, nor as Tenants in Common, but as TENANTS BY THE ENTIRETY, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 11 IN BLOCK 7 IN KINSEY'S FOREST GARDENS, A SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 LYING SOUTH OF CHICAGO AND NORTHWESTERN RAILROAD COMPANY'S RIGHT OF WAY IN SECTION 8, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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** as husband and wife, not as Joint Tenants nor as Tenants in Common but **as TENANTS BY THE ENTIRETY** forever.


SUBJECT TO: terms, limitations and conditions imposed by the Code and any applicable zoning, planned development and building laws and ordinances; acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; private, public and utility easements, agreements, conditions, covenants and restrictions of record, if any, that do not interfere with the use of the Property for residential purposes; liens and other matters of title over which the Title Insurer, as hereinafter defined, is willing to insure without cost to Purchaser; party wall rights and agreements, if any; any unconfirmed special taxes or assessment for improvements not yet completed; purchasers mortgage; and rights of the public, and/or any governmental, and adjoining and contiguous owners to use and have maintained any drainage ditches, feeders lateral and water retention basins located in or serving the Property and General taxes for 2013 2ND installment and subsequent years.

Permanent Index Number (PIN): 13-08-121-030-0000

Address of Real Estate: 5328 N. McVicker Avenue, Chicago, IL 60630

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**BY: Ambrosia Homes Incorporated,
an Illinois Corporation, Manager of
Ambrosia Homes of Illinois LLC,
Series 26 (the Grantor)**

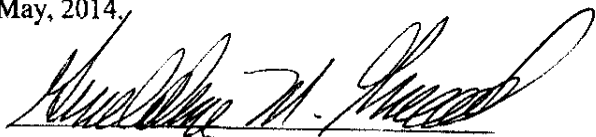
BY: 
Timothy Pomaville, President

State of Illinois,
County of Cook ss,

I, the undersigned, a Notary Public In and for said County, in the State aforesaid, DO HEREBY CERTIFY Timothy Pomaville personally known to me to be the president of Ambrosia Homes Incorporated, which is the manager of Ambrosia Homes of Illinois LLC, Series 26, a separate series of Ambrosia Homes of Illinois LLC, an Illinois Limited Liability Company, is the same person whose name 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 therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 5th day of May, 2014.

Commission expires March 7, 2015


NOTARY PUBLIC

This instrument was prepared by:
Daniel S. Hill of Stotis & Baird Chartered
200 W. Jackson, Suite 1050
Chicago, IL 60606



*If Grantor is also Grantee you may wish to strike Release and Waiver of Homestead Rights.

MAIL TO:

Aaron Minkus
2220 W. North Avenue
Chicago, IL 60647

SEND SUBSEQUENT TAX BILLS TO:

Mark & Danielle Ritchey
5328 N. McVicker Avenue
Chicago, IL 60638

OR

Recorder's Office Box No. _____

REAL ESTATE TRANSFER 05/07/2014



CHICAGO:	\$3,202.50
CTA:	\$1,281.00
TOTAL:	\$4,483.50

13-08-121-030-0000 | 20140401606380 | WZFS LX

REAL ESTATE TRANSFER 05/07/2014



COOK	\$213.50
ILLINOIS:	\$427.00
TOTAL:	\$640.50

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