

UNOFFICIAL COPY



Warranty Deed

ILLINOIS

Doc#: 1509746274 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/07/2015 02:37 PM Pg: 1 of 2

Above Space for Recorder's Use Only

THE GRANTOR(s) Tina Marie Tafoya, a single woman, of the City of Oak Forest, County of Cook, State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(s) and WARRANT(s) to (Name and Address of Grantee) Ervin Groballi, as a single man, of 7749 Joliet Drive South, Tinley Park, Illinois, 60477 the following described Real Estate situated in the County of Cook in the State of Illinois to wit: (See page 2 for legal description attached hereto and made part hereof.) / releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

hereby *the

SUBJECT TO: Terms, provisions, covenants and conditions 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 ** Property Act; installments due after the date of Closing of general assessments established pursuant to the Declaration/CCRs; general real estate taxes not due and payable at time of closing. ** Condominium

Estate Index Number(s): 28-18-101-044-1022

Address(es) of Real Estate: 6820 Ridge Point Drive, Unit 3B, Oak Forest, Illinois 60452

The date of this deed of conveyance is 03/31/2015.

Tina Marie Tafoya
Tina Marie Tafoya

State of Illinois, County of SS. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Tina Marie Tafoya, a single woman, 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.



(Impress Seal Here)

Given under my hand and official seal 03/31/2015.

(My Commission Expires

9/28/16

Amber L Piantek

Notary Public

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REAL ESTATE TRANSFER TAX 01-Apr-2015



COUNTY: 52.50
ILLINOIS: 105.00
TOTAL: 157.50

28-18-101-044-1022 | 20150301672370 | 1-407-904-128

FIDELITY NATIONAL TITLE

0015005311
102 2

UNOFFICIAL COPY**LEGAL DESCRIPTION**

For the premises commonly known as:

6820 Ridge Point Drive, Unit 3B
Oak Forest, Illinois 60452

Legal Description:

UNIT 2-3B AND GARAGE UNIT G-2-3B IN RIDGE POINT CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THE EAST 374 FEET OF LOT 1 IN MURDEN MEADOWS, BEING A SUBDIVISION OF THE NORTH 5 ACRES OF THE SOUTH 10 ACRES OF THE NORTH 20 ACRES OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, EXCEPTING THAT PART OF BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH 89 DEGREES 32 MINUTES 36 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 1, 192.00 FEET; THENCE NORTH 0 DEGREES 32 MINUTES 04 SECONDS EAST, 48.34 FEET; THENCE SOUTH 89 DEGREES 30 MINUTES 53 SECONDS EAST 5.25 FEET; THENCE NORTH 0 DEGREES 24 MINUTES 29 SECONDS EAST 32.00 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 1 THAT IS 185.14 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 89 DEGREES 32 MINUTES 36 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 1, 185.14 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 1, 180.34 FEET TO THE POINT OF BEGINNING, WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 98-725017, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS

This instrument was prepared by
Richard Klein
Richard D. Klein & Associates
1730 Park Street, Suite 221
Naperville, IL 60563

Send subsequent tax bills to:
Ervin Groballi
6820 Ridge Point Drive, Unit 3B
Oak Forest, IL 60452

Recorder-mail recorded document to:
Rudy Mulderink
Rudy A. Mulderink, Esq.
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Palos Hills, Illinois 60465