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Doc#: 1524510017 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/02/2015 09:47 AM Pg: 1 of 2

Warranty Deed
Statutory (ILLINOIS)
(Individual to Individual)

This document was prepared by:
Elizabeth M. Todorovic
Law Offices of Elizabeth M. Todorovic LLC
5419 N. Sheridan Road
Suite 110
Chicago, IL 60660

(The Above Space for Recorders Use Only)

THE GRANTOR, **Eve Lipton, married**, of Chicago, Illinois, for and in consideration of Ten and No/100 ----- (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to **Matthew Ruza, unmarried**, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: (See page 2 for legal description.) hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.* SUBJECT TO: (See page 2 for subject to).

Permanent Index Number(s) (PIN): 17-71-211-285-0000
Address(es) of Real Estate: 1200 S. Federal, Unit F, Chicago, IL 60605

St:

DATED as of the 17th day of August, 2015

PLEASE
PRINT OR
TYPE NAME(S)
BELOW
SIGNATURE(S)

(SEAL)

Eve Lipton (SEAL)
Eve Lipton

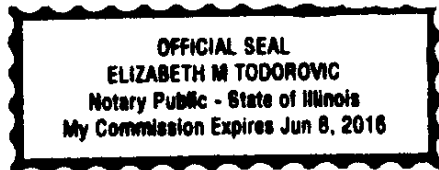
State of Illinois, County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Eve Lipton, 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, including the release and waiver of the right of homestead.*

Given under my hand and official seal, this 17 th day of August, 2015.

Notary Public
Commission expires:

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



Box 400

S Y
P 2
S N
SC 4
INT 10

7-13 LHYMES #15245100170 NC

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Legal Description

of premises commonly known as 1200 S. Federal Street, Unit F, Chicago, IL 60605

PARCEL 1:

LOT 78 IN FEDERAL SQUARE UNIT 3 BEING A RESUBDIVISION OF BLOCK 1 IN DEARBORN PARK UNIT NO. 2, BEING A RESUBDIVISION OF SUNDRY LOTS, AND VACATED STREETS AND ALLEYS IN PART OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 25, 1988 AS DOCUMENT 88387559, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 OVER LOT A IN FEDERAL SQUARE SUBDIVISION.

PIN: 17-21-211-285-0000

Subject to: Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; general real estate taxes not yet due and payable; terms, provisions, covenants and conditions of Covenants, Conditions and Restrictions ("CCRs") and all amendments thereto; public and utility easements including any easements established by or implied from the CCRs or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act; installments due after the date of Closing of general assessments established pursuant to the CCRs.

REAL ESTATE TRANSFER TAX 6-Aug-2015

COUNTY:	138.75
ILLINOIS:	277.50
TOTAL:	416.25

17-21-211-285-0000 | 20150801616046 | 0-906-422-144

**THIS IS NOT THE HOMESTEAD PROPERTY
OF THE SPOUSE OF EVE LIPTON**

REAL ESTATE TRANSFER TAX 18-Aug-2015

CHICAGO:	2,081.25
CTA:	832.50
TOTAL:	2,913.75

17-21-211-285-0000 | 20150801616046 | 1-624-500-096

Mail to:

Joseph Talarico
TALARICO LAW GROUP
15000 S. Cicero Ave
Oak Forest, IL
60452

SEND SUBSEQUENT TAX BILLS TO:

Matthew Ruza

1200 S. Federal, Unit F

Chicago, IL 60605
(City, State and Zip)

Or: Recorder's Office Box No. _____