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1541146 WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR (NAME AND ADDRESS)

Sofia Frolova 5020 N. Austin Avenue Apt. 2J Chicago, IL €J630 Doc#. 1602955102 Fee: \$52.00

Karen A. Yarbrough

Cook County Recorder of Deeds Date: 01/29/2016 10:30 AM Pg: 1 of 3

Dec ID 20160101660678

ST/CO Stamp 1-688-408-640 ST Tax \$60.00 CO Tax \$30.00

City Stamp 0-077-795-904 City Tax: \$630.00

(The Above Space for Recorder's Use Only)

THE GRANTOR SOFIA FROLOVA, a single person,

for and in consideration of TEN AND CO/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to

RUBEN RUIZ 6359 N. Ridge #201 Chicago, IL 60645

the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 11-30-307-216-1004

Property Address: 7306 N Ridge Blvd, Unit 1B, Chicago, IL 60645

SUBJECT TO: Covenants, conditions and restrictions of record, private and utility easements and roads and highways, general taxes for the year 2015 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

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

GRANTEE HEREIN IS PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR ANY SALES PRICE FOR A PERIOD OF 30 DAYS FROM THE DATE OF THIS DEED. AFTER THIS 30 DAY PERIOD, GRANTEE IS FURTHER PROHIBITED FROM CONVEYING THE PROPERTY FOR A SALES PRICE GREATER THAN \$72,000.00 UNTIL 90 DAYS FROM THE DATE OF THE DEED. THESE RESTRICTIONS SHALL RUN WITH THE LAND AND ARE NOT PERSONAL TO THE GRANTEE.

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Dated this 25th day of Jar	nuary, 2016.
Sofia Frologa	(Seal)
STATE OF ILLINOIS)) SS,
I. the undersigned, a Notary I) Public in and for

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT SOFIA FROLOVA, a single person, 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 in the 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 notarial seal, this 254 day of January, 2016.

"OFFICIAL SEAL"
Steven M Shaykin
Notary Public, State of Illinois
My Commission Expires 2/2/2019

Notary Public

THIS INSTRUMENT PREPARED BY Law Offices of Steven M. Shaykin 5105 Tollview Drive, Suite 265 Rolling Meadows, IL 60008

MAIL TO:

Ruben Ruiz Morgan Legal Group, P.C. 6196 Providence Drive Carpentersville, IL 60110 6359 N. Ridge #201 CHIZAGO, JL. 60645 SEND SUBSEQUENT TAX BILLS TO:

Ruben Ruiz 7306 N Ridge Blvd 6359 N. Ridge #201 Unit 1B Chicago, IL 60645 Chicago, IL 60645

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EXHIBIT A LEGAL DESCRIPTION

PARCEL 1:

UNIT 1B TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN RIDGE AVENUE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 98-699790, IN THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2.

EASEMENTS FOR INGRESS AND EGRESS APPURTENANT TO AND FOR THE USE AND BENEFIT OF PARCEL 1, AS SET FORTH AND DEFINED IN THE DECLARATION OF CONDOMINIUM AFORESAID.