

UNOFFICIAL COPY

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

1541146
**WARRANTY DEED
ILLINOIS STATUTORY**

THE GRANTOR (NAME AND ADDRESS)

Sofia Frolova
5020 N. Austin Avenue
Apt. 2J
Chicago, IL 60630

(The Above Space for Recorder's Use Only)

THE GRANTOR SOFIA FROLOVA, a single person,

for and in consideration of TEN AND 00/100 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.

UNOFFICIAL COPY

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.

Property of Cook County Clerk's Office