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WARRANTY DEED
ILLINOIS STATUTORY
INDIVIDUAL

Doc#: 1610641101 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/15/2016 12:37 PM Pg: 1 of 2

16BAR37501

PLEASE RETURN TO:
BARRISTER TITLE
15600 SO. CICERO AVE.
OAK FOREST, IL 60452

MGR

Preparer File: 6816 N Ridge Blvd, Chicago UKATTA

THE GRANTOR(S) Victor E. Ukatta and Chinwe N. Ukatta, husband and wife, of the City of Chicago, County of Cook, State of IL for and in consideration of , and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Joel A. Arellano and Maria Lina Villatoro, Husband and Wife, not as tenants in common but as joint tenants, Chicago, IL 60645 of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of IL, to wit:

*6816 N. Ridge Blvd, #1C

NORTH 5 FEET OF LOT 8 (TAKEN AS A TRACT), IN SMITH'S ADDITION TO ROGERS PARK, A SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM, MADE BY MATLIN BUILDERS, INCORPORATED, RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 18922447; TOGETHER WITH ITS UNDIVIDED PERCENT INTEREST IN SAID LOT 7, AND THE NORTH 5 FEET OF LOT 8 (TAKEN AS A TRACT), IN SMITH'S ADDITION OF ROGERS PARK, A SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, A SUBDIVISION AS AFORESAID, (EXCEPTING FROM SAID LOT 7, AND THE NORTH 5 FEET OF LOT 8, ALL THE LAND, PROPERTY AND SPACE KNOWN AS UNIT NUMBERS "A"-1 TO "A"-3, BOTH INCLUSIVE, AND "D"-1 TO "D"-3, BOTH INCLUSIVE, AS SAID UNITS ARE DELINEATED AND DESCRIBED IN SAID SURVEY), IN COOK COUNTY, ILLINOIS.

SUBJECT TO:

General taxes for second installment year 2015 taxes and subsequent years.

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 April 8, 2016. After this 30 day period, Grantee is further prohibited from conveying the property for a sales price greater than \$85,200.00 until 90 days from April 8, 2016. These restrictions shall run with the land and are not personal to the Grantee.

Permanent Real Estate Index Number(s): 11-31-125-017-1003

Address(es) of Real Estate: 6816 N. Ridge Blvd, #1C
Chicago, IL 60645

Dated this 6th day of April, 2016

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Victor E. Ukatta

Chinwe Ukatta

STATE OF ILLINOIS, COUNTY OF Will SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Victor E. Ukatta and Chinwe Ukatta, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 6 day of April, 20 16.




Notary Public

Prepared by:
Kontoh Scott & Associates, P.C.
260 S. Schmidt Road
Bolingbrook, IL 60440

Mail to:
Dominic Mancini
133 Fuller Rd
Hinsdale, IL 60521

Name and Address of Taxpayer:
Joel Arellano and Maria Lina Villatoro
6816 N. Ridge Blvd, #2C
Chicago, IL 60645

REAL ESTATE TRANSFER TAX		14-Apr-2016
	CHICAGO	532.50
	CTA:	213.00
	TOTAL:	745.50 *

11-31-125-017-1003 | 20160401688220 | 0-984-710-720

* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX 14-Apr-2016



COUNTY:	35.50
ILLINOIS:	71.00
TOTAL:	106.50

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