

UNOFFICIAL COPY



Doc#: 1616610173 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/14/2016 12:09 PM Pg: 1 of 2

140700003889

MAIL TAX BILL TO:
Ruben Ruiz
6359 N. Ridge #201
CHICAGO, IL 60660

MAIL RECORDED DEED TO:
Ruben Ruiz
6359 N. Ridge #201
CHICAGO, IL 60660

PREPARED BY:
David T. Cohen & Associates, Ltd.
10729 W. 159th Street
Orland Park, IL 60467
(708) 460-7711

SPECIAL WARRANTY DEED (Corporation to Individuals)

THE GRANTOR, TCF NATIONAL BANK, a national association banking association existing under and by virtue of the laws of the United States of America and headquartered in the State of South Dakota and duly authorized to transact business in the State of Illinois, with its principal office in Illinois located at 800 Burr Ridge Parkway, Burr Ridge, IL 60527, for and in consideration of the sum of TEN AND NO/100THS (\$10.00) DOLLARS, in hand paid, and pursuant to the authority given by the Board of Directors of TCF National Bank CONVEYS AND WARRANTS to RUBEN RUIZ, as an individual of 6359 N. Ridge, #201, Chicago, Illinois, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LEGAL DESCRIPTION:

PARCEL 1: UNIT NUMBER 3B IN THE RIDGE AVENUE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 3 AND THAT PART OF LOT 5 DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 4 THENCE WESTERLY TO POINT 150 FEET WEST OF THE WESTERLY LINE OF RIDGE AVENUE AT A POINT IN THE SOUTH LINE OF LOT 3 EXTENDED THENCE NORTHWESTERLY ALONG A LINE PARALLEL TO AND WITH THE WESTERLY LINE OF RIDGE AVENUE TO A POINT 150 FEET WEST OF THE WESTERLY LINE OF RIDGE AVENUE TO A POINT IN THE NORTH LINE OF LOT 3 EXTENDED; THENCE EAST ALONG SAID LINE OF LOT 3 EXTENDED TO THE NORTHWEST CORNER OF LOT 3 THENCE SOUTHEASTERLY ALONG AND UPON THE EASTERLY LINE OF LOT 5 TO THE PLACE OF BEGINNING IN BLOCK 2 IN CONGDON'S RIDGE ADDITION TO ROGERS PARK A SUBDIVISION OF THE SOUTH 50 ACRES OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, NORTH OF THE INDIAN BOUNDARY LINE IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 98699790; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS. PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF LIMITED COMMON ELEMENT KNOWN AS STORAGE SPACE NUMBER 3, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 98699790, IN COOK COUNTY, ILLINOIS AND THE EXCLUSIVE RIGHT TO USE OF

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INT

ATGF, INC.

REAL ESTATE TRANSFER TAX		06-Jun-2016	
	COUNTY:	30.00	
	ILLINOIS:	60.00	
	TOTAL:	90.00	

11-30-307-216-1012 | 20160501611109 | 1-087-505-728

REAL ESTATE TRANSFER TAX		06-Jun-2016	
	CHICAGO:	450.00	
	CTA:	180.00	
	TOTAL:	630.00 *	

11-30-307-216-1012 | 20160501611109 | 1-386-546-496
* Total does not include any applicable penalty or interest due.

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THE LIMITED COMMON ELEMENT KNOWN AS PARKING SPACE NUMBER 3.

Commonly known as: 7306 N. RIDGE BOULEVARD, UNIT 3B, CHICAGO, IL 60645

Permanent Index No.: 11-30-307-216-1012

GRANTOR, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the premises against all persons lawfully claiming by, through or under grantor, subject to: general real estate taxes not yet due or payable, any special assessments not yet due or payable; building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances, easements for public utilities; drainage ditches, feeders and drain tile, pipe or other conduit and all other matters of record affecting the property.

In witness whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Vice President and attested to by its Senior Vice President, this 16th day of March, 2016.

TCF NATIONAL BANK

BY: Randy Fuchser

ATTEST: [Signature]

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Randy Fuchser, personally known to me to be a Vice President of TCF National Bank and Jeff Memeti, personally known to me to be a Senior Vice President of TCF National Bank, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Vice President and Senior Vice President, they signed and delivered the said instrument, not individually, but in their capacity as Vice President and Senior Vice President of TCF National Bank, for the uses and purposes therein set forth.

Given under my hand and official seal, this 16th day of March, 2016.

Commission expires: 6/16/18

Nicole A. Stasiek
Notary Public

