

UNOFFICIAL COPY

WARRANTY DEED

Statutory (Illinois)
(Individual to Individual)

THE GRANTOR, **GUSTAVO RUIZ**,
married to Amanda Ruiz, of the
Town of Cicero, County of Cook,
State of Illinois, 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



Doc#: 1616944023 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/17/2016 11:52 AM Pg: 1 of 2

VIREN PATEL

10/1
14-130610 whose address is 8575 Johnston Road, Burr Ridge, Illinois 60527

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LEGAL DESCRIPTION:

LOT 40 IN KESLER BROTHER'S RESUBDIVISION OF BLOCK 35 IN HAWTHORNE, SAID HAWTHORNE BEING A SUBDIVISION OF THE SOUTHEAST ¼ OF SECTION 28 AND THE NORTH ½ OF THE NORTHEAST ¼ OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

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

Subject only 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; and general real estate taxes not due and payable at the time of Closing.

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 \$180,000 UNTIL 90 DAYS FROM THE DATE OF THE DEED. THESE RESTRICTIONS SHALL RUN WITH THE LAND AND ARE NOT PERSONAL TO THE GRANTEE.

STREET ADDRESS: 3217 South 49th Avenue, Cicero, Illinois 60804
PIN: 16-33-218-009-0000

DATED this 7th day of June, 2016

GUSTAVO RUIZ

AMANDA RUIZ

REAL ESTATE TRANSFER TAX

17-Jun-2016

COUNTY:	75.00
ILLINOIS:	150.00
TOTAL:	225.00



16-33-218-009-0000

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STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **GUSTAVO RUIZ**, married to Amanda Ruiz, personally known to me to be the same persons whose name 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 7th day of June, 2016.



Laura Dvorak

 NOTARY PUBLIC

This instrument was prepared by:

RONALD P. STROJNY, JR., ESQ.
 5839 West 35th Street
 Cicero, IL 60804

AFTER RECORDING, MAIL TO:

Robert J. Huguelét, Jr., Esq.
 10749 Winterset Drive
 Orland Park, IL 60467

SEND SUBSEQUENT TAX BILLS TO:

Viren Patel
 8575 Johnston Rd
 Burr Ridge, IL 60527

T O W N T A X	Town of Cicero	Address: 3217 S 49TH AVE	<u>Real Estate Transfer Tax</u>
		Date: 06/08/2016	\$1,500.00
		Stamp #: 2016-2424	Payment Type: check
		By: ppetrus	Compliance #: 2016-NRWZB10G