BW 15-24989 1962

UNOFFICIAL COPY

Doc#. 1621862046 Fee: \$52.00

Karen A. Yarbrough

Cook County Recorder of Deeds
Date: 08/05/2016 11:04 AM Pg: 1 of 3

Dec ID 20160701636757

ST/CO Stamp 1-029-432-128 ST Tax \$272.00 CO Tax \$136.00

WARRANTY DEED

WHEN RECORDED MAIL TO: Steve Shaykin 5105 Tollview Dr Rolling Meadows, Illinois 60008

SEND TAX BILLS 10 Erika M. Castro 938 Washington BLVD, Unit IW Oak Park, Illinois 60302

Above Space for Recorder's Use Only

The GRANTOR, Jeff K. Giraldo, single, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby CONVEY and WARRANT unto the GRANTEE, Erika Castro () and Mario Montoya, Wife and Husband, as teasure by the entirety, of 107 Harrison #3E, Oak Park, Illinois 60304, the following described real estate situated in the County of Cook, State of Illinois, to-wit: AS COUNTERANTS AND NOT HE TENNES IN CAMPAN

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See attached Exhibit -A-

Outmone mad Property Address:

106 S. Ridgeland Ave, Unit 406, and 2-540ak Park, Illinois 60302

Permanent Index Number: 16-08-300-030-1116; 16-08-300-030-1086

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

THIS IS NOT A HOMESTEAD PROPERTY:

SS

IN WITNESS WHEREOF, the GRANTOR, Jeff K. Giraldo, has caused his name to be signed to this instrument dated this _______ of July, 2016.

Jeff K. Giraldo

STATE OF ILLINOIS)

COUNTY OF COOK

Baird & Warner Title Services, Inc. 475 North Martingale Suite 120 Schaumburg, IL 60173

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I, the undersigned a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Jeff K. Giraldo, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me in person and acknowledge that he signed and delivered the same instrument as his free and voluntary act and aforesaid, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this

_ day of July, 2016.

Notary Public

My commission expires:

-0Ung

HOPE GELDES
OFFICIAL SEAL
Notary Public - State of Illinois
My Commission Expires
July 20, 2018

THIS INSTRUMENT WAS PREPARED BY:
Hope F. Geldes
Geldes Law, Ltd.
818 S. Kenilworth Ave.
Oak Park, Illinois 60304

Real Estate Transfer Tax

Oak Park

www.oak-park.us

REAL ESTATE TRANSFER TAX			03-Aug-2016
REAL LOTATE	A STATE OF THE PARTY OF THE PAR	COUNTY:	136.00
	(SE)	ILLINOIS:	272.00
	(3.3)	TOTAL:	408.00
40.00.000	020 1116	20160701636757	1-029-432-128

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Escrow File No.: BW15-24989 UNOFFICIAL COPY

EXHIBIT "A"

UNIT(S) 406 AND P-54 IN THE RIDGELAND CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1: LOT 5 IN BLOCK 45 IN THE VILLAGE OF RIDGELAND AND ALSO THAT STRIP OF PARCEL OF GROUND IN SAID BLOCK 45 DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 5; THENCE RUNNING SOUTH ON A LINE WITH THE EAST LINE OF SAID LOT 5 PROJECTED TO THE NOR CH LINE OF SAID LOT 8 IN SAID BLOCK 45; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 8, 51.88 FEET; THENCE TO THE SOUTHWEST CORNER OF SAID LOT 5; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 5, 51.88 FEET TO THE POINT OF BEGINNING IN VILLAGE OF RIDGELAND AFORESAID, SAID VILLAGE OF RIDGELAND BEING A SUBDIVISION OF THE EAST 1/2 OF THE EAST 1/2 OF SECTION 7, AND THE NORTHWEST 1/4 AND THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOTS 4, 6 AND 7 IN BLOCK 45 IN THE VILLAGE OF RIDGELAND, BEING A SUBDIVISION OF THE EAST 1/4 OF SECTION 7 AND THE NORTHWEST 1/4 AND THE WEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3: ALL OF THE EAST AND WEST 15 FOOT VACATED ALLEY LYING SOUTH OF AND ADJOINING LOTS 6 AND 7 IN BLOCK 45 IN THE VILLAGE OF RIDGELAND, BEING A SUBDIVISION OF THE EAST 1/4 OF SECTION 7 AND THE NORTHWEST 1/4 AND THE WEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MEPADIAN, IN COOK COUNTY, ILLINOIS, OF WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0433519050, AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.