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17055180961

WARRANTY DEED

Doc# 1705518096 Fee \$46.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 02/24/2017 02:12 PM PG: 1 OF 5

THE GRANTOR(S), Steve Ruzas, married, of Chicago, Il., for and in consideration of \$10.00 in hand paid, convey(s) and warrant(s) to Caroline Wilhelm, not married, of Chicago, IL., the following described real estate situated in the County of Cook in the State of Illinois, to wit:

Legal Description Attached

SUBJECT TO: General Real Estate taxes for 2016 and subsequent years; covenants, conditions and restrictions of record; building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate.

THIS IS NOT HOMESTEAD PROPERTY

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

Permanent Index Number: 13-24-322-017-0000

Address of Real Estate: 3280 N. Elston Ave.
Chicago, IL., 60618

Dated this 27th day of January, 2017


Steve Ruzas

S Y
P 5
S N
SC Y
INT AB

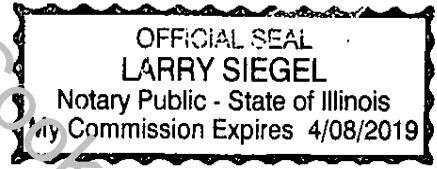
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STATE OF IL)
COUNTY OF DAKE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Steve Ruzas, personally known to me to be the 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 set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 27th day of January, 2017

[Signature]
Notary Public



Prepared By:

Larry Siegel
Attorney at Law
1203 Lee St.
Evanston, IL 60202

Mail to:

DENNIS W. HOONUSTRA
ATTORNEY AT LAW
100 W. ROOSEVELT RD #38
WHEATON, IL 60187

Tax Bills to:

Caroline Wilhelm
3280 N. Elston Ave.
Chicago, IL 60618

Property of Cook County Clerk's Office

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EXHIBIT "A"

Lot 6, in Block 11, in South East Gross Unter Den Linden Addition to Chicago, being a Subdivision in the South 1/2 of Section 24, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

**COOK COUNTY
RECORDER OF DEEDS**

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Property of Cook County Clerk's Office

UNOFFICIAL COPY**REAL ESTATE TRANSFER TAX**

14-Feb-2017

**CHICAGO:**

2,100.00

CTA:

840.00

TOTAL:

2,940.00 *

13-24-322-017-0000 | 20170101606032 | 1-206-502-080

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

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REAL ESTATE TRANSFER TAX

14-Feb-2017



COUNTY:	140.00
ILLINOIS:	280.00
TOTAL:	420.00

13-24-322-017-0000

| 20170101606032 |

1-743-372-992