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10/3

WARRANTY DEED

Prepared By: Mustafa Kamal, Esq. 23626 Denise St Plainfield, IL 60585



Doc#. 1708215080 Fee: \$54.00

Karen A. Yarbrough

Cook County Recorder of Deeds
-Date: 03/23/2017 11:25 AM Pg: 1 of 4

Dec ID 20170301628222

ST/CO Stamp 1-604-532-928 ST Tax \$115.00 CO Tax \$57.50

City Stamp 1-804-650-176 City Tax: \$1,207.50

Return/Mail To:

Tongung C. Ruppersberger

1225 W. Lunt Ave #2A

Chicago, #2 60626

Send Tax Bill To:

1225 W. J. unt Ave. #2A

Chicago, Il irolesto

GRANTORS, Heidy Fra ie, Viviana Fajardo, Ana Madrigal, as Tenants in Common, of the

GRANTORS, Heidy Form to, Viviana Fajardo, Ana Madrigal, as Tenants in Common, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN and no/100 (\$10.00) Dollars, and other good and valuable considerations, in hand paid, CONVEY and WARRANT to

GRANTEES,	Johanna a	🕰 Rupp	exisberger	and Brig	it Ruppert,	• • • • • • • • • • • • • • • • • • •
_as_joint	tenants.			·		

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

(SEE ATTACHED LEGAL DESCRIPTION)

<u>SUBJECT ONLY TO:</u> General real estate taxes not due and payable at the time of closing, covenants, conditions, restrictions and easements of record.

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

Address: 1225 W Lunt Ave, Unit 2A, Chicago, IL 60626 Permanent Index Number: 11-32-114-031-1032

DATED: 3116/2017

Viviana Fajardo

Heidy Fajardo

ha Madrigal

11-32-114-031-1032

REAL ESTATE	TRANSFER TAX		23- M ar-2017
		COUNTY:	57.50
	(506)	ILLINOIS:	115.00
		TOTAL:	172,50

20170301628222 | 1-604-532-928

REAL ESTATE TRAN	23-Mar-2017	
	CHICAGO:	862,50
	CTA:	345.00
	TOTAL:	1,207.50 *
11-32-114-031-1032	2 20170301628222	1-804-650-176

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

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Warranty Deed - Continued	A notary public or other onicer completing this detailcase various unity the identity of the individual who signed the document to which this certificate is attached, and not the truthfuliness, accuracy, or
STATE OF <u>California</u>	validity of that document.
STATE OF <u>California</u>) ss COUNTYOF <u>Los Angeles</u>)	Martin Consultation of Assessed () Assessed to the Season of the Season Assessed to the season of the
CERTIFY that Viviana Fajardo is whose names is subscribed to this instrum	personally known to me to be the same person nent, appeared before me this day in person and rument as her free and voluntary act as and for the lease and waiver of the right of homestead.
Given under my hard and official seal this	aday of, 2017.
See Afte stied Acknowledgme	nt
Ope	NOTARY PUBLIC
STATE OF TL SS COUNTYOF COOK SS	
COUNTYOF COOK }	
I, the undersigned, a Notary Public in and CERTIFY that Heidy Fajardo is pernames is subscribed to this instrument, ap	sonally known to me to be the same person whose
	ument as her five and voluntary act as and for the
Given under my hand and official seal this	13 day of March , 2017.
	NOTARY PUBLIC
STATE OF <u>FL</u> } ss	LAURIE M ACH OFFICIAL SEAL Notary Public, State of illnois My Commission Expires
COUNT FOR	July 18, 2018
names is subscribed to this instrument, ap	onally known to me to be the same person whose peared before me this day in person and ument as her free and voluntary act as and for the
Given under my hand and official seal this	23 day of March , 2017.
LAURIE M ACH OFFICIAL SEAL Notary Public, State of Illinois My Commission Expires July 18, 2018	James & France Mary Public

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Warranty Deed
ACKNOWLEDGMENT
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.
State of California County or Los Angeles On March 16th 2017 before me, Marco Cruz, Notary Public
(insert name and title of the officer)
personally appeared Viviana Fajardo
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that be/she/they executed the same in bis/her/their authorized capacity(ies), and that by bis/her/their signature(s) on the instrument the person(s), or the entity upon behalf of w'nch the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.
WITNESS my hand and official seal. Los Angeles County My Comm Expres Oct 29 2020
Signature (Seal)

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15828-17-280103-IL

Property Address: 1225 W. Lunt Avenue, Unit 2A, Chicago, IL 60626

Parcel ID: 11-32-114-031-1032

UNIT NUMBER 1225-2A TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN LUNT COURT CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 25246455, AS AMENDED FROM TIME TO TIME, IN THE NORTHEAST FRACTIONAL 1/4 OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. Property of Cook County Clerk's Office

Legal Description with Address