

UNOFFICIAL COPY

WARRANTY DEED

1003

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

NAT

17-280103

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:

Johanna C. Ruppertsberger
1225 W. Lunt Ave #2A
Chicago, IL 60626

Send Tax Bill To:

Johanna C. Ruppertsberger
1225 W. Lunt Ave. #2A
Chicago, IL 60626

GRANTORS, ^{Heidy Fajardo, a married woman} Heidy Fajardo, ^{a married woman} Viviana Fajardo, ^{Ana Madrigal, a married woman} 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 Ruppertsberger and Brigit Ruppert,
As joint tenants

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

(SEE ATTACHED LEGAL DESCRIPTION)

SUBJECT ONLY TO: 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: 3/16/2017

Viviana M. Fajardo

Viviana Fajardo

Heidy Fajardo

Heidy Fajardo

Ana Madrigal

Ana Madrigal

REAL ESTATE TRANSFER TAX		23-Mar-2017	
COUNTY:	57.50	ILLINOIS:	115.00
TOTAL:		172.50	
11-32-114-031-1032		20170301628222 1-604-532-928	

REAL ESTATE TRANSFER TAX		23-Mar-2017	
CHICAGO:	862.50	CTA:	345.00
TOTAL:		1,207.50 *	
11-32-114-031-1032		20170301628222 1-804-650-176	
* Total does not include any applicable penalty or interest due.			

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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 of 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 he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which 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.

Signature _____

(Seal)



PROPERTY CLERK'S OFFICE

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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