

17 PNW087567-PR

UNOFFICIAL COPY

WARRANTY DEED

Doc#: 1713849233 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/18/2017 01:37 PM Pg: 1 of 2

Dec ID 20170401644900
ST/CO Stamp 1-880-506-816 ST Tax \$126.00 CO Tax \$63.00
City Stamp 1-515-504-064 City Tax: \$1,323.00

MAIL TO:

Jenny Cruz Pedroza
Law Office of Jenny Cruz Pedroza
4243 W. 95th Street,
Oak Lawn, Illinois 60453

NAME & ADDRESS OF TAXPAYER

Ricardo G. Rojas
Linda T. Nguyen
7409 N. Seeley Ave.
Unit 2B
Chicago, IL 60645

THE GRANTOR, COLLEEN M. LONG n/k/a COLLEEN LONG VALLIN married to Brett Vallin of 8236 Heartside Rd. South, Cottage Grove, MN 55016, for and in consideration of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to RICARDO G. ROJAS and LINDA T. NGUYEN, as joint tenants with rights of survivorship, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

UNIT 2B IN THE EASTRIDGE POINTE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 29 AND 30 IN CLOVER'S HOME AVENUE ADDITION TO ROGERS PARK, A SUBDIVISION OF LOT 3 IN COUNTY CLERK'S DIVISION OF PART OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 00121369, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 11-30-316-020-1005

Property Address: 7409 N. SEELEY AVE., UNIT 2B, CHICAGO, IL 60645

Subject only to the following, if any: Covenants, conditions and restrictions or 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; and hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

UNOFFICIAL COPY

Dated this 24th day of April, 2017

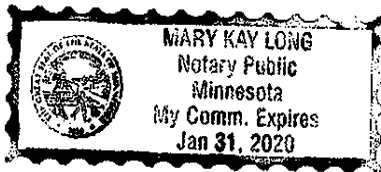
Colleen M. Long Vallin (Seal)
COLLEEN M. LONG N/K/A
COLLEEN LONG VALLIN

Brett Vallin (Seal)
BRETT VALLIN

STATE OF MINNESOTA)
) ss.
COUNTY OF Washington

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, **COLLEEN M. LONG n/k/a COLLEEN LONG VALLIN married to Brett Vallin and BRETT VALLIN married to Colleen Long Vallin**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the 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 notarial seal, this 24th day of April, 2017.



Mary Kay Long
Notary Public

This instrument was prepared by :

Richard A. Magnone
Reda | Ciprian | Magnone LLC
8501 W. Higgins, Suite 440
Chicago, Illinois 60631