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17306151680

Doc# 1730615168 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/02/2017 01:46 PM PG: 1 OF 3

WARRANTY DEED

FIRST AMERICAN TITLE

FILE # 2885043

13

THIS INDENTURE WITNESSETH, that the Grantor(s), Pamela Ann Perkins, a Single Woman, of the City of Chicago, County of Cook and State of Illinois for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, CONVEY(S) and WARRANT(S) TO Ridge Units, LLC, an Illinois Limited Liability Company the following described real estate, to-wit:

PARCEL 1:

UNIT 308 IN THE 7334 NORTH RIDGE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE SOUTH 70 FEET (AS MEASURED ON THE WEST LINE) OF LOT 6 (EXCEPT THE EAST 7 FEET THEREOF TAKEN FOR WIDENING RIDGE AVENUE) IN COUNTY CLERK'S DIVISION OF PART OF THE SOUTHWEST FRACTIONAL QUARTER OF FRACTIONAL SECTION 30, NORTH OF INDIAN BOUNDARY LINE IN TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO THE SOUTH 70 FEET OF LOT "A" IN RIDGE HEIGHTS, BEING A SUBDIVISION OF LOT 7 (EXCEPT THE WEST 541 FEET THEREOF), IN COUNTY CLERK'S DIVISION OF PART OF THE SOUTHWEST FRACTIONAL QUARTER OF FRACTIONAL SECTION 30, NORTH OF INDIAN BOUNDARY LINE IN TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT B TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR 7334 NORTH RIDGE CONDOMINIUM ASSOCIATION MADE BY 7334 NORTH RIDGE, LLC AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 0522119107, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE S-28, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM AFORESAID.

PARCEL 3:

UNIT P-1 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 7334 NORTH RIDGE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0522119107, AS AMENDED, IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Numbers: 11-30-307-219-1028
11-30-307-219-1041

Address of Real Estate: 7334 N. Ridge Blvd, Unit 308 and P-1, Chicago, IL 60645

CCRD REVIEW

R3


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Subject to the following restrictions: a) all taxes and special assessments for the year 2017 and thereafter; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) roads and highways; situated in, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

This is not a homestead property.

[SIGNATURE PAGE TO FOLLOW]

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		01-Nov-2017
	CHICAGO:	600.00
	CTA:	240.00
	TOTAL:	840.00 *
11-30-307-219-1028 20171001645366 0-638-910-496		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		01-Nov-2017
	COUNTY:	40.00
	ILLINOIS:	80.00
	TOTAL:	120.00
11-30-307-219-1028 20171001645366 1-732-943-904		

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Dated this 27th Day of ~~August~~ ^{October P.P.} 2017

Pamela Ann Perkins
Pamela Ann Perkins

STATE OF ILLINOIS)
COUNTY OF COOK) ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT , Pamela Ann Perkins , personally known to me to be the same person whose name is subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that she signed, sealed, and delivered the said instrument as her 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 27th day of October, 2017.

Erica Crohn Minchella
Notary Public



This Instrument was prepared by:
Senija Grebovic
Minchella & Associates, LTD
7538 St. Louis
Skokie, IL 60076

Future Tax Bills to:
Ridge W.I.B, LLC
C/O Igor Jokanovic
4550 N. Malden St, #1N
Chicago, IL 60640

After recording return document to

M. Scott Leonard
Leonard Law Firm
542 S. Dearborn St, 10th Floor
Chicago, IL 60605