

# UNOFFICIAL COPY

## WARRANTY DEED

Doc#: 1731946148 Fee: \$58.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 11/15/2017 11:10 AM Pg: 1 of 6

### Prepared by:

Nathan T. Ewing, Attorney  
Colosimo, Ewing & Smith, LLC  
11000 US HWY 34, Suite 6  
Plano, IL 60545

Dec ID 20171001641088

ST/CO Stamp 0-378-339-264 ST Tax \$187.00 CO Tax \$93.50

### Grantors:

Margaret M. Campbell n/k/a Margaret M. Riley  
Kathleen Campbell  
77 N Wolf Rd., Unit 301  
Northlake, IL 60164

### Grantees:

Hector Ortiz and Margaret Czopor  
1622 31<sup>st</sup> Ave.  
Melrose Park, IL 60160

0617024787  
FIDELITY NATIONAL TITLE  
1082

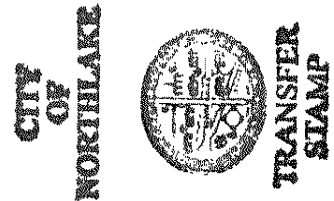
**THE GRANTORS**, Margaret M. Campbell n/k/a Margaret M. Riley a married woman, and Kathleen Campbell, a widow for and in consideration of the sum of TEN AND NO/100THS (\$10.00) DOLLARS, and other valuable consideration in hand paid, conveys and warrants to GRANTEES, Hector Ortiz and Margaret Czopor, as husband and wife, not as tenants in common and not as joint tenants, but as tenants by the entirety, whose address is 1622 31<sup>st</sup> Ave Melrose Park, IL 60160, the following described real estate, situated in Village of Melrose Park, Cook County, Illinois, to wit:

UNIT NUMBER 301 IN WOLF RIDGE CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOTS 1, 13, 14, 15, 16 AND 17 IN BLOCK 10 IN MIDLAND DEVELOPMENT COMPANY'S NORTHLAKE VILLAGE UNIT NO. 3, BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED OCTOBER 5, 1939 AS DOCUMENT 12378621, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF 667.14 FEET ABOVE THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29) IN COOK COUNTY, ILLINOIS ALSO THAT PART OF THE NORTH-SOUTH 20 FOOT WIDE ALLEY LYING EAST OF THE EAST LINE OF LOT 13, SOUTHERLY OF THE SOUTHERLY LINE OF LOT 17, WEST OF THE WEST LINE OF LOTS 2 AND 3 AND NORTH OF THE NORTH LINE OF LOT 9 EXTENDED WEST TO THE EAST LINE OF LOT 13 IN BLOCK 10 IN MIDLAND DEVELOPMENT COMPANY'S NORTHLAKE VILLAGE UNIT NO. 3, BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 5, 1939 AS DOCUMENT 12378621, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF 667.14 FEET ABOVE THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29) IN COOK COUNTY, ILLINOIS WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 23, 2008 AS DOCUMENT NUMBER 0814422039; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

**PERMANENT PARCEL NUMBER:** 12-32-321-020-1013, 12-32-321-020-1070, and 12-32-321-020-1071


**COMMONLY KNOWN AS:** 77 N. Wolf Rd., Unit 301, Northlake, IL 60164

**SUBJECT TO** general taxes for 2017 and subsequent years and covenants, conditions and restrictions of record; special assessments confirmed after this contract date, building, building line and use or occupancy restrictions, zoning laws and ordinances; and easements for public utilities, if any.



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10 WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this day of October 2017.

 (Seal)  
Margaret M. Campbell n/k/a Margaret M. Riley

 (Seal)  
Kathleen Campbell

\_\_\_\_\_  
(Seal)  
Shane Riley  
solely for purposes of Releasing and waiving  
all rights under and by virtue of the Homestead  
Exemption Laws of the State of Illinois.

Mail to:

Margaret Cooper and  
Hector Ortiz  
77 N. Wolf Rd., Unit 301  
Northlake, IL 60164

REAL ESTATE TRANSFER TAX



12-32-321-020-1013

20171001641088 | 0-378-339-264

23-Oct-2017  
COUNTY: 93.50  
ILLINOIS: 167.00  
TOTAL: 260.50

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

19 WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this  
\_\_\_\_\_ day of October 2017.

\_\_\_\_\_  
(Seal)  
Margaret M. Campbell n/k/a Margaret M. Riley

\_\_\_\_\_  
(Seal)  
Kathleen Campbell

Shane Riley (Seal)  
Shane Riley  
solely for purposes of Releasing and waiving  
all rights under and by virtue of the Homestead  
Exemption Laws of the State of Illinois.

Property of Cook County Clerk's Office

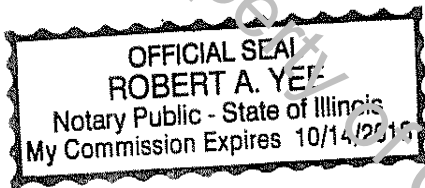
# UNOFFICIAL COPY

STATE OF ILLINOIS )  
  ) SS:  
COUNTY OF *Cook* )

I, the undersigned, a notary public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that Shane Riley is personally known to me to be the same person(s) whose name subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as a free and voluntary act, for uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal  
this 19 day of October 2017

*Robert A. Yee*  
\_\_\_\_\_  
Notary Public



Cook County Clerk's Office

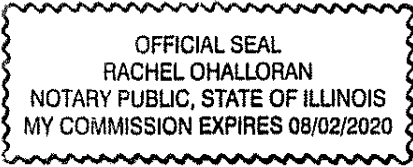
# UNOFFICIAL COPY

STATE OF ILLINOIS )  
  ) SS:  
COUNTY OF Cook )

I, the undersigned, a notary public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that Kathleen Campbell is personally known to me to be the same person(s) whose name subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as a free and voluntary act, for uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal  
this 19 day of October 2017

  
\_\_\_\_\_  
Notary Public




Property of Cook County Clerk's Office

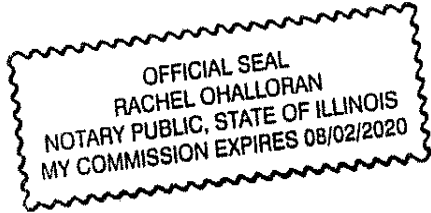
# UNOFFICIAL COPY

STATE OF ILLINOIS )  
  ) SS:  
COUNTY OF Cook )

I, the undersigned, a notary public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that Margaret M. Campbell n/k/a Margaret M. Riley is personally known to me to be the same person(s) whose name subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as a free and voluntary act, for uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal  
this 19 day of October 2017

  
Notary Public



Property of Cook County Clerk's Office