

726898 12

Warranty Deed



Doc# 1802518030 Fee \$44.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/25/2018 01:28 PM PG: 1 OF 4

ILLINOIS

Above Space for Recorder's Use Only

THE GRANTOR(s) Ruben Ruiz, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(s) and WARRANT(s) to Helena Pavkovic, a single woman of, _____, the following described Real Estate situated in the County of Cook in the State of Illinois to wit: (See Page 2 for Legal Description), hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: COVENANTS, CONDITIONS, AND RESTRICTIONS OF RECORD; PRIVATE, PUBLIC AND UTILITY EASEMENTS; ROADS AND HIGHWAYS; SPECIAL TAXES OR ASSESSMENTS FOR IMPROVEMENTS NOT YET COMPLETED; UN-CONFORMED SPECIAL TAXES OR ASSESSMENTS; GENERAL TAXES FOR THE YEAR 2016 AND SUBSEQUENT YEARS.

Permanent Real Estate Index Number 11-30-307-216-1004

Address (es) of Real Estate: 7306 N. Ridge Boulevard, Unit 1B, Chicago, Illinois 60645.

The date of this deed of conveyance is 01/12/2018.

(SEAL) Ruben Ruiz

(SEAL)

(SEAL)

(SEAL)

**This is not homestead property.

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Ruben Ruiz, personally known to me to be the same person(s) whose name(s) is (are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she (they) signed, sealed and delivered the said instrument as his/her (their) free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

(Impress Seal Here)

(My Commission Expires)



Given under my hand and official seal

Notary Public

UNOFFICIAL COPY**LEGAL DESCRIPTION**

For the premises commonly known as 7306 N. Ridge Boulevard, Unit 1B, Chicago, Illinois, 60645.

PARCEL 1: UNIT 1B TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN RIDGE AVENUE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 98699790, IN THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS FOR INGRESS AND EGRESS APPURTENANT TO AND FOR THE USE AND BENEFIT OF PARCEL 1, AS SET FORTH AND DEFINED IN THE DECLARATION OF CONDOMINIUM AFORESAID.

Property of Cook County Clerk's Office

This instrument was prepared by:	Send subsequent tax bills to:	Recorder-mail recorded document to:
Morgan Legal Group, P.C. Attorneys at Law 452 Bluff City Boulevard Elgin, Illinois 60120	<u>7306 N. Ridge Blvd</u> <u>#1B</u> <u>Chgo, IL 60645</u>	<u>7306 N. Ridge Blvd</u> <u>#1B</u> <u>Chgo, IL 60645</u>

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726898

REAL ESTATE TRANSFER TAX

18-Jan-2018



CHICAGO:

731.25

CTA:

292.50

TOTAL:

1,023.75 *

11-30-307-216-1004 | 20180101682651 | 0-289-194-528

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

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720898

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REAL ESTATE TRANSFER TAX

18-Jan-2018



COUNTY:	48.75
ILLINOIS:	97.50
TOTAL:	146.25

11-30-307-216-1004

| 20180101682651 | 0-802-431-520