

AS

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WARRANTY DEED ILLINOIS STATUTORY



Doc# 1805406101 Fee \$40.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 02/23/2018 02:56 PM PG: 1 OF 2

Property of Cook County Recorder of Deeds

THE GRANTOR, Kathleen A. Farrell, an unmarried woman, of the City of Oak Forest, 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, CONVEYS and WARRANTS to Nicholas Calgaro, of 1505 Linden Road, Homewood, IL 60430, of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

UNIT 1-1C AND GARAGE UNIT G-1-1C IN RIDGE POINT CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE.

THAT PART OF LOT 1 IN MURDEN MEADOWS, BEING A SUBDIVISION OF THE NORTH 5 ACRES OF THE SOUTH 10 ACRES OF THE NORTH 20 ACRES OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS:

17571315-101C 106Z

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH 89 DEGREES 32' 36" WEST, ALONG THE SOUTH LINE OF SAID LOT 1, 192.00 FEET; THENCE NORTH 0 DEGREES 32' 04" EAST 148.34 FEET; THENCE SOUTH 89 DEGREES 30' 53" EAST 5.25 FEET; THENCE NORTH 0 DEGREES 24' 29" EAST 32.00 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 1 THAT IS 185.14 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 89 DEGREES 32' 36" EAST, ALONG THE NORTH LINE OF SAID LOT 1, 185.14 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 0 DEGREES 00' 00" EAST, ALONG THE EAST LINE OF SAID LOT 1, 180.34 FEET TO THE POINT OF BEGINNING, WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 98-725017 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: General Real estate taxes not due and payable at the time of closing covenants, conditions and restrictions of record and building lines and easements, if any provided they do not interfere with the current use and enjoyment of the real estate.

Said Grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for exemption or homesteads from sale on execution or otherwise.

Permanent Real Estate Index Number: 28-18-101-044-1003
Address of Real Estate: 6810 Ridge Point, 1C, Oak Forest, IL 60452

Dated this 16th day of February, 2018.

Kathleen A. Farrell

REAL ESTATE TRANSFER TAX		23-Feb-2018
	COUNTY:	66.00
	ILLINOIS:	132.00
	TOTAL:	198.00
28-18-101-044-1003 20180201698477 2-001-536-544		

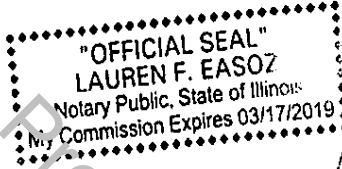
Rg

STATE OF ILLINOIS, COUNTY OF COOK ss.

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I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Kathleen A. Farrell, 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 said 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 official seal, this 16th day of February, 2018.



[Handwritten Signature]

(Notary Public)

Prepared By: Therese O'Brien, Esq.
15020 S. Ravinia Ave., Ste. 20
Orland Park, IL 60462

Mail To:
Fred Becker
2540 Ridge Road
Lansing, IL 60438

Name & Address of Taxpayer:
Nicholas Calgaro
6810 Ridge Point, 1C
Oak Forest, IL 60452

Property of Cook County Clerk's Office