

# UNOFFICIAL COPY

Doc#: 1812218000 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/02/2018 09:42 AM Pg: 1 of 3

Dec ID 20180401651916  
ST/CO Stamp 2-087-900-448 ST Tax \$129.00 CO Tax \$64.50

## WARRANTY DEED ILLINOIS STATUTORY

Stc 01146 - 57002  
1 of 2

THE GRANTOR, ARNEL R. GANGO, <sup>married to Travis Olson</sup> a married person, CONVEY(S) and WARRANT(S) to KYLE R. STRAMAGLIA, an unmarried person, and SOPHIE MUCHA, an unmarried person, as Joint Tenants, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

UNIT 1-1A AND GARAGE G-1-1A IN RIDGE POINT CONDOMINIUM 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: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 89 DEGREES 32 MINUTES 36 SECONDS, ALONG THE SOUTH LINE OF SAID LOT 1, 192.00 FEET; THENCE NORTH 0 DEGREES 32 MINUTES 04 SECONDS EAST 148.34 FEET; THENCE SOUTH 89 DEGREES 30 MINUTES 53 SECONDS EAST 5.25 FEET; THENCE NORTH 0 DEGREES 24 MINUTES 29 SECONDS 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 MINUTES 36 SECONDS 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 MINUTES 00 SECONDS 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. 98-225017 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.


SUBJECT TO: covenants, conditions and restrictions of record, so long as they do not interfere with the intended use of the property; public and utility easements; acts done or suffered through Buyers, and general real estate taxes not yet due and payable at the time of closing.



Permanent Real Estate Index Number(s): 28-18-101-044-1001

Address (es) of Real Estate: 6810 Ridge Point Drive, Unit 1A, Oak Forest, Illinois 60452

This 25 day of April, 2018

  
ARNEL R. GANGO

  
TRAVIS OLSON, a solely executing to  
Release rights of homestead

REAL ESTATE TRANSFER TAX		01-May-2018	
	COUNTY:	64.50	
	ILLINOIS:	129.00	
	TOTAL:	193.50	

28-18-101-044-1001 | 20180401651916 | 2-087-900-448

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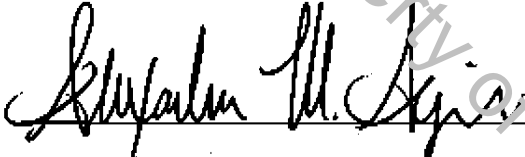
STATE OF ILLINOIS

ss.

COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that ARNEL R. GANGO and TRAVIS OLSON, are personally known to me to be the same person(s) whose name is subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such and he signed and delivered the said instrument, as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 25 day of April, 2018

 (Notary Public)

**Prepared by:**

Kimberly Freeland, Attorney at Law, 806 N Peoria St, Chicago, IL 60642

**Mail To:**

MARSHA ROSS  
21237 SOUTH LA GRANGE ROAD  
FRANKFORT, ILLINOIS 60423

**Name and Address of Taxpayer:**

Kyle Stramaglia and Sophie Mucha  
6810 Ridge Point Drive, Unit 1A  
Oak Forest, Illinois 60452

# UNOFFICIAL COPY

ALTA Commitment (6/17/06)

## COMMITMENT FOR TITLE INSURANCE SCHEDULE A

### Exhibit A - Legal Description

Unit 1-1A and Garage G-1-1A in Ridge Point Condominium 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: Beginning at the Southwest corner of said Lot 1; thence North 89 degrees 32 minutes 36 seconds, along the South line of said Lot 1, 192.00 feet; thence North 0 degrees 32 minutes 04 seconds East 148.34 feet; thence South 89 degrees 30 minutes 53 seconds East 5.25 feet; thence North 0 degrees 24 minutes 29 seconds 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 minutes 36 seconds 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 minutes 00 seconds 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.

Property of Cook County Clerk's Office