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PREPARED BY:

Marc S. Lichtman
134 North LaSalle Street, Suite 750
Chicago, IL 60602

Doc#: 1835818000 Fee: \$50.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 12/24/2018 09:45 AM Pg: 1 of 2

MAIL TAX BILL TO:

Saul R. Furlan and Krystal A. Avila
2600 Westbrook Drive
Franklin Park, IL 60131

Dec ID 20181201659477
ST/CO Stamp 1-724-676-768 ST Tax \$190.00 CO Tax \$95.00

MAIL RECORDED DEED TO:

Tom Karr
1328 West 18th Street
Chicago, IL 60608

180382200119

WARRANTY DEED
Statutory (Illinois)

THE GRANTOR, Ridgeway Group, LLC, a Limited Liability Company, existing under and by virtue of the laws of the State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEYS AND WARRANTS to Saul R. Furlan and Krystal A. Avila, of 1718 North 20th Avenue, Melrose Park, Illinois 60160

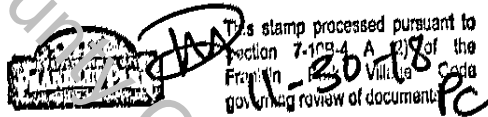
~~an unmarried man~~ an unmarried woman

- (a) ~~As Husband and Wife, not as Tenants in Common nor as Joint Tenants but as Tenants by the Entirety;~~
- (b) as Joint Tenants with rights of survivorship;
- (c) ~~as Tenants in Common;~~

all right, title, and interest in the following described real estate situated in the County of COOK, State of Illinois, to wit:

Lot 15 in Block 7 Westbrook, Unit 5, being Mill's and Son's Subdivision in the East 1/2 of Section 28, Township 40 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number: 12-28-408-006-0000
Property Address: 2600 Westbrook Drive, Franklin Park, IL 60131



Subject, however, to the general taxes for the year of 2018 and thereafter, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

TO HAVE AND TO HOLD said premises

- (a). not as JOINT TENANTS or TENANTS IN COMMON, but as TENANTS BY THE ENTIRETY forever;
- (b). As Joint Tenants with Rights of Survivorship;
- (c). As Tenants in Common

Dated this 5th day of December, 2018

Attorney's Title Guaranty Fund, Inc.
1 S. Wacker Dr. Ste. 2400
Chicago, IL 60606-4650
Recording Department

Ridgeway Group LLC, an Illinois Limited Liability Company

By C.V. Patel
Catherine V. Patel, its Sole Member and Manager

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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 CATHERINE V. PATEL, being the sole Member and Manager of the Ridgeway Group LLC, 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 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 5th day of December, 2018

Carol Kovalski
Notary Public
My commission expires: 8-2-2020

Exempt under the provisions of paragraph _____



Property of Cook County Clerk's Office