

# UNOFFICIAL COPY



\*1900819119\*

## WARRANTY DEED

GNT-18-0421293

Doc# 1900819119 Fee \$40.00

CHSP FEE:\$9.00 RPRF FEE: \$1.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 01/08/2019 10:21 AM PG: 1 OF 2

The GRANTOR, **Zaret Ruiz**, a single woman of 2022 N. Kilbourn Avenue, Chicago, IL 60639, in consideration of the sum of Ten Dollars and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, CONVEYS and WARRANTS unto, **Stephona Thomas**, a single woman, the GRANTEE, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

ST

LOT 46 AND THE SOUTH 5 FEET OF LOT 47 IN BLOCK 3 IN MCKEY'S ADDITION TO ENGLEWOOD, BEING A SUBDIVISION OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**Address of Real Estate:** 7205 S. Aberdeen Street, Chicago, IL 60621

**Permanent Real Estate Index Number(s):** 20-29-210-002-0000


SUBJECT TO (a) general real estate taxes not due and payable at the time of closing; (b) building lines, building laws and ordinances, (c) use or occupancy restrictions, (d) conditions and covenants of record; (e) zoning laws and ordinances which conform to the present usage of the premises; (f) utility easements which serve the premises.

Hereby releasing and waiving all rights thereunder by virtue of the Homestead Laws of the State of Illinois. To have and to hold said property forever. This is an investment property.



IN WITNESS WHEREOF, the Grantor has caused these presents to be signed this 31st day of December, 2018.

**GRANTOR:**

By: Zaret Ruiz  
Zaret Ruiz

REAL ESTATE TRANSFER TAX	08-Jan-2019
 CHICAGO:	1,372.50
CTA:	549.00
<b>TOTAL:</b>	<b>1,921.50 *</b>

20-29-210-002-0000 | 20190101672517 | 2-043-147-936

REAL ESTATE TRANSFER TAX	08-Jan-2019
 COUNTY:	91.50
 ILLINOIS:	183.00
<b>TOTAL:</b>	<b>274.50</b>
20-29-210-002-0000   20190101672517   2-106-652-320	

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

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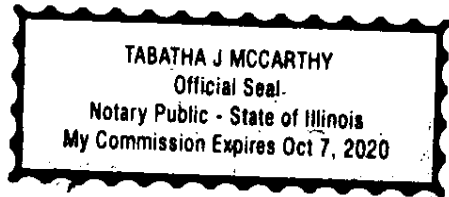
State of Illinois

County of Cook ss. NOTARY

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, **Zaret Ruiz** 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 seal, this 31<sup>st</sup> day of December, 2018.

Commission expires: 10/7/2020

Tabatha J. McCarthy (Notary Public)



MAIL RECORDED INSTRUMENT TO:

Sarah Sutton  
333 South Wabash Avenue, Suite 2700  
Chicago, IL 60604

AND SEND SUBSEQUENT TAX BILLS TO:

Stephona Thomas  
~~1405 Liberty Meadow Drive~~  
~~Joliet, IL 60435~~  
7205 S Aberdeen St  
Chicago, IL 60621

This instrument was prepared by:

Roger Real Estate Law Group  
Lisa V. Rogers, Esq.  
123 W. Madison Street, Suite 1000  
Chicago, IL 60602

PROPERTY OF COOK COUNTY CLERK'S OFFICE