

UNOFFICIAL COPY

A19-0617 ET
WARRANTY DEED
Individual to Individual

Doc#: 1911442036 Fee: \$50.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 04/24/2019 09:50 AM Pg: 1 of 2

Dec ID 20190401651865
ST/CO Stamp 1-691-138-976 ST Tax \$248.50 CO Tax \$124.25
City Stamp 1-154-268-064 City Tax: \$2,609.25

THE GRANTOR, Andrew Bosiak, a single man of Chicago, County of Cook, State of Illinois for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to

Sandra Ruiz, *unmarried person*
of 2820 N. Lotus ^{Ave}, Chicago, IL 60641

the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

(The Above Space for Recorder's Use Only)

LEGAL DESCRIPTION:

PARCEL 1:

UNIT 206 IN THE HIGGINS PLACE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 3 (EXCEPT THE WESTERLY 7 FEET 10 INCHES AS MEASURED AT RIGHT ANGLES TO THE WESTERLY LINE THEREOF) IN BLOCK 47 IN THE VILLAGE OF JEFFERSON IN SECTIONS 8 AND 9, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED 05/05/2004 AS DOCUMENT 0412631054, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-16 AND P-17 AND STORAGE SPACES S-10, ALL LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE AFORESAID DECLARATION OF CONDOMINIUM, ALL IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 13-09-328-081-1008

Property Address: 5533 W. Higgins Ave, #206, Chicago, IL 60630

SUBJECT TO: Covenants, conditions and restrictions of record, private and utility easements and roads and highways, general taxes for the year 2018 (2nd Installment only) and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s); party wall rights and agreements.

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

THIS IS NOT HOMESTEAD PROPERTY.

