UNOFFICIAL COPY

A19-0617ET WARRANTY DEED

Individual to Individual

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. L. tus Chicago, IL 60641

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

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 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.

UNOFFICIAL COPY

Dated this 23^{-2} day of 40^{-1} , 2019 .	
2. 5. d	/

STATE OF ILLINOIS) SS. COUNTY OF COOK

Andrew Bosiak

I, the undersign d, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Andrew Besizk 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 he signed, sealed and delivered in the instrument as his 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 23 day of

NOTARY PUBLIC, STATE OF ILLINOIS

THIS INSTRUMENT PREPARED BY Katarzyna Dominikowski, P.C. 6127 N Northwest Hwy Chicago, IL 60631

MAIL TO:

SANDRA RUIZ W HILLYLUS # ZUC HILLAUO

SEND SUBSEQUENT TAX BILLS TO:

Sandra Ruiz 5533 W. Higgins Ave, #206 Chicago, IL 60630

My Clork's

REAL ESTATE TRANSFER TAX 23-Apr-2019 CHICAGO: 1.863.75 745.50 CTA: 2,609.25 TOTAL: 13-09-328-081-1008 20190401651865 1-154-268-064

REAL ESTATE TRANSFER TAX

COUNTY: ILLINOIS: TOTAL: 124 25 249 50 372 75

23-Apr-2019

20190401651865 | 1-691-138-976