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PREPARED BY:

Michael T. Huguelet, PC
10723 W. 159th Street
Orland Park, IL 60467



Doc# 1917006036 Fee \$88.00

MAIL TAX BILL TO:

Mary Adkins
6820 W. Ridge Point Dr., #2C
Oak Forest, IL 60452

RHSP FEE:\$9.00 RPRF FEE: \$1.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 06/19/2019 11:06 AM PG: 1 OF 2

MAIL RECORDED DEED TO:

Janice Winter, Esq.
P.O. Box 583
Palos Heights, IL 60463

19647804-TRK 1/2

WARRANTY DEED

THE GRANTORS, NICHOLAS E. HOZZIAN & RACHEL L. HOZZIAN f/k/a RACHEL L. GIOMETTI, husband and wife, of the Village of Oak Forest, County of Cook, State of Illinois for consideration of TEN and NO/100's DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to MARY ADKINS, ^{an unmarried woman} ~~a single person~~, of 5443 W. 81st St., Burbank, IL 60459 the following described Real Estate situated in the County of Cook in the State of Illinois:

*A.

See attached Legal Description

PIN: 28-18-101-044-1019

ADDRESS: 6820 W. Ridge Point Drive, Unit 2C, Oak Forest, IL 60452

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

SUBJECT TO: general real estate taxes not due and payable at the time of closing; covenants, conditions and restrictions of record; and, building lines and easements, if any; party wall rights and agreements, if any; and, limitations and conditions imposed by the Illinois Condominium Property Act and condominium declaration, if applicable.

DATED this 13 day of June, 2019.

NICHOLAS E. HOZZIAN

RACHEL L. HOZZIAN f/k/a RACHEL L. GIOMETTI

State of Illinois)
)
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that NICHOLAS E. HOZZIAN & RACHEL L. HOZZIAN f/k/a RACHEL L. GIOMETTI, personally known to me to be the same persons whose names subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 official seal, this 13 day of June, 2019.



NOTARY PUBLIC

S Y
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S 1
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INT JA

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LEGAL DESCRIPTION

UNITS 2-2C AND G-2-2C IN RIDGE POINT CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THE EAST 374 FEET 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, EXCEPTING THAT PART OF LOT 1 BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH 89 DEGREES 32 MINUTES 36 SECONDS WEST, 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 32.0 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, 150.34 FEET TO THE POINT OF BEGINNING, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 98-725017, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PIN: 28-18-101-044-1019

ADDRESS: 6820 W. Ridge Point Drive, Unit 2C, Oak Forest, IL 60452

REAL ESTATE TRANSFER TAX

18-Jun-2019



COUNTY:	77.00
ILLINOIS:	154.00
TOTAL:	231.00

28-18-101-044-1019

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