

UNOFFICIAL COPY

WARRANTY DEED

AFTER RECORDING MAIL TO:

Cesar R. Ramirez
1555 N. Talman Ave, Unit 2B
Chicago, IL 60647

MAIL REAL ESTATE TAX BILL TO:

~~Gesar R. Ramirez
2740 N. Pine Grove, Unit 13E
Chicago, IL 60614~~

Doc#: 1921116101 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 07/30/2019 12:45 PM Pg: 1 of 3

Dec ID 20190701625950
ST/CO Stamp 0-638-454-880 ST Tax \$172.00 CO Tax \$86.00
City Stamp 1-682-213-984 City Tax: \$1,806.00

THE GRANTORS: David S. Cooper, _____ and Nilla E. Cooper, _____
Marrried to each other, of 2740 N. Pine Grove., Unit 13E, Chicago, IL 60614, for
and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable
consideration in hand paid, CONVEY AND WARRANT to Cesar R. Ramirez,
a single man of _____
Chicago, IL _____, to have and to hold the following
described real estate situated in the County of Cook, in the State of Illinois, to wit:



SEE ATTACHED LEGAL DESCRIPTION


Commonly known as: 2740 N. Pine Grove., Unit 13E, Chicago, IL 60614
PIN: 14-28-309-031-1088

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

SUBJECT TO: (a) General real estate taxes not due and payable at the time of closing; (b) Special Assessments confirmed after Contract date; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Zoning laws and Ordinances; (e) Easements for public utilities; (f) Drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

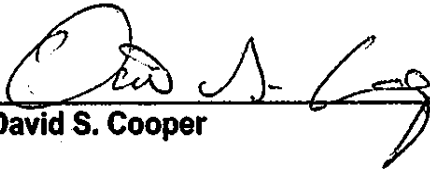
Chicago Title 19CNW704141NB | CTIC/1062

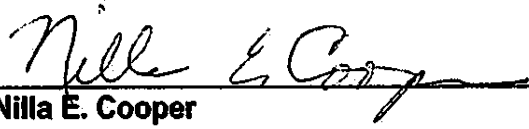
REAL ESTATE TRANSFER TAX		26-Jul-2019	
	COUNTY:	86.00	
	ILLINOIS:	172.00	
	TOTAL:	258.00	
14-28-309-031-1088 20190701625950 0-638-454-880			

REAL ESTATE TRANSFER TAX		26-Jul-2019	
	CHICAGO:	1,290.00	
	CTA:	516.00	
	TOTAL:	1,806.00	*
14-28-309-031-1088 20190701625950 1-682-213-984			
* Total does not include any applicable penalty or interest due.			

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DATED this 16th day of July, 2019.

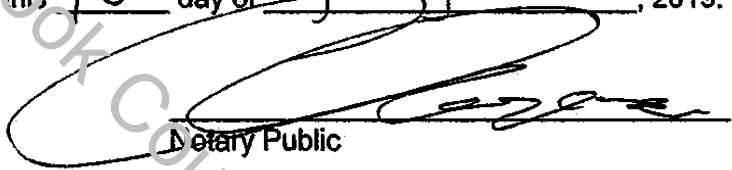

David S. Cooper


Nilla E. Cooper

STATE OF Illinois)
COUNTY OF Cook)SS

I, the undersigned a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that **David S. Cooper and Nilla E. Cooper**, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and individually acknowledged that they signed 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 16th day of July, 2019.

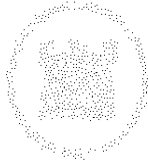

Notary Public

NAME AND ADDRESS OF PREPARER:
David Frank
Attorney at Law
1211 Landwehr Rd.
Northbrook, IL 60062



David Frank's Office

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CHICAGO TITLE
COMPANY

LEGAL DESCRIPTION

Order No.: 19CNW764141NB

For APN/Parcel ID(s): 14-28-309-031-1088

UNIT 13E. IN PARK VIEW TOWERS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 56, 57 IN SUBDIVISION BY ANDREW SPOFFORD AND COLEHOUR'S OF BLOCKS 1, 2 OF OUT-LOT 'A' IN WRIGHTWOOD, SAID WRIGHTWOOD BEING A SUBDIVISION OF THE SOUTH WEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO LOT 11 IN LEHMANN'S DIVERSEY BOULEVARD ADDITION IN THE SOUTH WEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 5, 1905 AS DOCUMENT NUMBER 3733604 IN BOOK 90 OF PLATS PAGE 23 IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 25386511 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Property of Cook County Clerk's Office