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WARRANTY DEED



Doc# 1924010026 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: 51.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 08/28/2019 11:58 AM PG: 1 OF 2

MAIL TO:

Steven L. Nicholas
Piercey + Associates
1525 S. Grove Ave #204
Barrington IL 60010

NAME & ADDRESS OF TAXPAYER:

Edgar G. Ruiz and Marlen Ruiz
775 Springhill Court
Elgin, IL 60120

GRANTOR, VICKY L. TANABE, an unmarried woman, of the Village of Elgin, County of Cook and State of Illinois, for and in consideration of Ten Dollars (10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to the Grantees, EDGAR G. RUIZ and MARLEN RUIZ, husband and wife, of 661 Jefferson Ave., Elgin, Illinois, not as Joint Tenants or as Tenants In Common, but as Tenants By The Entirety, the following described real estate:

LOT 102 IN BENT TREE VILLAGE, BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE WEST HALF OF SECTION 7, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Index No: 06-07-313-026-0000

Property Address: 775 Springhill Court, Elgin, Illinois 60120

SUBJECT TO: (1) General real estate taxes for the year 2019 and subsequent years. (2) Covenants, conditions and restrictions of record. (3) Building line and use and occupancy restrictions of record. (4) Zoning laws and ordinances. (5) Easements of record.

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

DATED this 1st day of August, 2019

VICKY L. TANABE



FIRST AMERICAN TITLE
FILE # 2980856

REAL ESTATE TRANSFER TAX		24-Aug-2019
COUNTY:		115.00
ILLINOIS:		230.00
TOTAL:		345.00
06-07-313-026-0000 20190801659311 0-832-197-216		

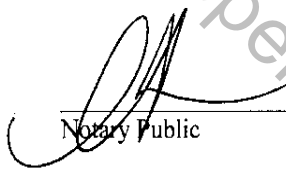
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STATE OF ILLINOIS)
COUNTY OF Kane) SS

I the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that VICKY L. TANABE, 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 notary seal, this 13th day of Sept, 2019



Notary Public



My commission expires _____

This instrument was prepared by Richard G. Ross, 851 Providence Drive, Algonquin, IL 60102

Property of Cook County Clerk's Office