

# UNOFFICIAL COPY

Doc# 1931245002 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 11/08/2019 09:01 AM Pg: 1 of 3

Dec ID 20191001618270  
ST/CO Stamp 0-598-172-000 ST Tax \$328.00 CO Tax \$164.00

## WARRANTY DEED Tenants By the Entirety

MAIL TO:  
Law Office of  
George LaCorte, P.C.  
6713 N. Oliphant Ave.  
Chicago, IL 60631

GRANTORS, Mario Montoya and Erika M. Montoya f/k/a Erika M. Castro, husband and wife, of 106 South Ridgeland Avenue, Unit 406, Oak Park, IL 60302, for and in consideration of TEN and 00/100 Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency is hereby acknowledged, CONVEY and WARRANT to the GRANTEE,

Nicolas Jimenez and Matthew Tyler Bowman a married couple, not as joint tenant or tenants in common, but as Tenants By the Entirety,

of 511 Division Street, #408, Chicago Illinois

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

See Legal Description attached hereto and be a part hereof.

Permanent Index Numbers: 16-08-300-030-1116 AND 16-08-300-030-1086

Commonly known as: 106 South Ridgeland Avenue, Unit 406, Oak Park, IL 60302

SUBJECT TO: General and special real estate taxes which are not yet due and payable; conditions, the condominium declaration, covenants and restrictions of record; building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the property.

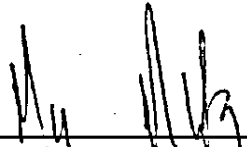
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

REAL ESTATE TRANSFER TAX		06-Nov-2019
COUNTY:	ILLINOIS:	164.00
	TOTAL:	328.00
16-08-300-030-1116   20191001618270   0-598-172-000		

Baird & Warner Title Services, Inc.  
475 North Martingale  
Suite 120  
Schaumburg, IL 60173

# UNOFFICIAL COPY

DATED this 16 day of October, 2019

  
\_\_\_\_\_  
Mario Montoya

  
\_\_\_\_\_  
Erika M. Montoya f/k/a Erika M. Castro

STATE OF ILLINOIS     )  
  ) SS.  
COUNTY OF COOK     )

I, the undersigned, a Notary Public in and for said County in the State aforesaid DO HEREBY CERTIFY that the above named persons Mario Montoya and Erika M. Montoya 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 acknowledged that he/she/they signed sealed and delivered said instrument as his/her/their free and voluntary act for the uses and purposes herein set forth.



Given under my hand and official seal this 16 day of October, 2019.



  
\_\_\_\_\_  
(SEAL)

**This document prepared by:**  
Amy E. Ketchum  
Attorney at Law  
524 South Kenilworth Avenue  
Oak Park, IL 60304  
708-524-5096

**Send future tax bills to:**  
Nicolas Jimenez  
106 South Ridgeland Avenue, Unit 406  
Oak Park, IL 60302

<b>Real Estate Transfer Tax</b>	
<b>\$2,624.00</b>	
 Oak Park	 www.4815.com

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## Exhibit A

UNIT(S) 406 AND P-54 IN THE RIDGELAND CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1: LOT 5 IN BLOCK 45 IN THE VILLAGE OF RIDGELAND AND ALSO THAT STRIP OF PARCEL OF GROUND IN SAID BLOCK 45 DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 5; THENCE RUNNING SOUTH ON A LINE WITH THE EAST LINE OF SAID LOT 5 PROJECTED TO THE NORTH LINE OF SAID LOT 8 IN SAID BLOCK 45; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 8, 51.88 FEET; THENCE TO THE SOUTHWEST CORNER OF SAID LOT 5; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 5, 51.88 FEET TO THE POINT OF BEGINNING IN VILLAGE OF RIDGELAND

AFORESAID, SAID VILLAGE OF RIDGELAND BEING A SUBDIVISION OF THE EAST 1/2 OF THE EAST 1/2 OF SECTION 7, AND THE NORTHWEST 1/4 AND THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOTS 4, 6 AND 7 IN BLOCK 45 IN THE VILLAGE OF RIDGELAND, BEING A SUBDIVISION OF THE EAST 1/4 OF SECTION 7 AND THE NORTHWEST 1/4 AND THE WEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3: ALL OF THE EAST AND WEST 15 FOOT VACATED ALLEY LYING SOUTH OF AND ADJOINING LOTS 6 AND 7 IN BLOCK 45 IN THE VILLAGE OF RIDGELAND, BEING A SUBDIVISION OF THE EAST 1/4 OF SECTION 7 AND THE NORTHWEST 1/4 AND THE WEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0433519050, AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Permanent Index Number(s):

16-08-300-030-1116, 16-08-300-030-1086

Note for Informational Purposes Only, Commonly known as:  
106 South Ridgeland Avenue, Unit 406, Oak Park, IL 60302