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Doc# 1931617218 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00 COOK COUNTY RECORDER OF DEEDS

EDWARD M. HOODY

DATE: 11/12/2019 03:36 PM PG: 1 OF 2

WARRANTY DEED

Near North National Title 222 N. LaSalle Chicago, IL 60601

AP1909907 KST 10/2

GRANTORS, Alejandro C. Ignacio and Norieta U. Ignacio, Husband and Wife, of Elk Grove Village 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, CONVEY and WARRANT to GRANTEES, Armanu Grande and Manuel P. Grande, 10075 Linda Lane., Apt. 2N Des Plaines, IL 60016, the following described real estate located in the City of Chicago, County of Cook and State of Illinois. a married man

PARCEL # I 1804: THE NORTH 20 FLET OF THE SOUTH 96.50 FEET, AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE THEREO! OF THAT PART LYING EAST OF A LINE DRAWN AT RIGHT ANGLES TO AND EXTENDED SOUTH FROM THE NORTH LINE OF LOT I, AT A POINT 77.86 FEET WEST OF THE NORTHEAST CORNER OF LOT 1.

PARCEL # 2 1804-P, THE WEST 9.50 FEET OF THE FAST 34 FEET OF THE SOUTH 35.17 FEET OF THAT PART LYING WEST OF A LINE DRAWN AT A GHT ANGLES TO AND EXTENDED SOUTH FROM THE NORTH LINE OF LOT 1, AT A POINT 77.86 FEET WEST OF THE NORTHEAST CORNER OF LOT 1. ALL BEING A TRACT OF LAND DESCRIBED AS FOLLOWS: LOT 1 IN H.M. ROSENTHAL'S PARK RIDGE ADDITION, BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS ACCORDING TO PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON NOVEMBER 21, 1961, AS DOCUMENT NUMBER 2009124, ALSO AND TOG 3THER WITH THE SOUTH 12 FEET OF THE NORTH 142 FEET (AS MEASURED AT RIGHT ANCLES TO THE NORTH LINE THEREOF) OF THAT PART OF THE EAST 1/2 OF THE SOUTHWES? 1./4 OF SECTION 2, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN. IN COOK COUNTY, ILLINOIS LYING NORTH OF THE CENTER LINE OF OLD HIGGINS ROAD, AND LYING EAST OF THE EAST LINE OF THE WEST 6 ACRES OF THAT PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 2, LYING NORTH OF THE CENTER LINE OF OLD HIGGINS ROAD, AND LYING EAST OF THE EAST LINE OF THE WEST 20 ACRES OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 2, (EXCEPTING FROM SAID TRACT THOSE PARTS THEREOF LYING EASTERLY AND SOUTHEASTERLY OF THE WESTERLY LINE OF CUMBERLAND AVENUE, AND LYING SOUTHERLY OF THE NORTHERLY LINE OF HIGGINS ROAD RESPECTIVELY, AND DESCRIBED IN THE DOCUMENTS REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON JUNE 12. 1959, AS DOCUMENT NO. 1867053.

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AP 1909907

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, if any, to have and to hold that property not in tenancy in common, but in joint tenancy with rights of survivorship.

SUBJECT TO: General real estate taxes not due and payable at the time of the Closing; covenants, conditions and restrictions of record; building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; acts suffered or done by Grantees.

PERMANENT REAL ESTATE INDEX NUMBER: 12-02-300-051-0000 ADDRESS OF PROPERTY: 1804 S. Cumberland Avenue, Park Ridge, IL 60068

This Instrument is signed and sealed this 8th day of November, 2019.

Alejandro C. Ignacio

State of Illinois

County of Cook

CITY OF PARK RIDGE REAL ESTATE TRANSFER STAMP

I, the undersigned, a Notary Public in the county and state aforesaid, DO HEREBY CERTIFY that Alejandro C. Ignacio and Norietz U. Ignacio, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me in person this day and acknowledged that they signed, sealed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of homestead. Thusband and with a

Given under my hand and official seal this

day of November, 2019.

OFFICIAL SEAL JAMES E HUSSEY My Commission notary country of ILLINOIS

NOTARY PUBLIC

This instrument was prepared by James E. Hussey, 2122-N. Lakewood Ave., Chicago N. 606014

SEND SUBSEQUENT TAX BILLS TO: Armand Grande and Manuel P. Grande

1804 S. Cumberland Avenue

Park Ridge, IL 60068

MAIL RECORDED INSTRUMENT TO: Mark Edelstein



Edelstein & Edelstein P.C. Attorneys at La 3825 W Montrose Chicago, Illinois 60618

	REAL ESTATE TRANSFER TAX			12-Nov-2019
•		N. Marine	COUNTY:	112.50
		(SE)	ILLINOIS:	225.00
			TOTAL:	337.50
	12-02-300-051-0000		20191001623327	1-091-502-432