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Doc# 2006322002 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 03/03/2020 09:37 AM PG: 1 OF 2

WARRANTY DEED

Old Republic National Title
Insurance Company
9601 Southwest Highway
Oak Lawn, IL 60453

File No: 20110577

THIS INDENTURE WITNESSETH, that the Grantor(s), Ewa K. Wojciechowska and Lukasz Wojciechowski, heirs at law Saxon H. Szpilecka, deceased, of the County of Cook and State of Illinois for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, CONVEY(S) and WARRANT(S) TO RZS Properties LLC Series 7306 Ridge, the following described real estate, to-wit:

UNIT NUMBER 2D IN THE RIDGE AVENUE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 3 AND THAT PART OF LOT 5 DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH WEST CORNER OF LOT 4 THENCE WESTERLY TO POINT 150 FEET WEST OF THE WESTERLY LINE OF RIDGE AVENUE AT A POINT IN THE SOUTH LINE OF LOT 3 EXTENDED THENCE NORTHWESTERLY ALONG A LINE PARALLEL TO AND WITH THE WESTERLY LINE OF RIDGE AVENUE TO A POINT 150 FEET WEST OF THE WESTERLY LINE OF RIDGE AVENUE TO A POINT IN THE NORTH LINE OF LOT 3 EXTENDED; THENCE EAST ALONG SAID LINE OF LOT 3 EXTENDED TO THE NORTH WEST CORNER OF LOT 3 THENCE SOUTHEASTERLY ALONG AND UPON THE EASTERLY LINE OF LOT 5 TO THE PLACE OF BEGINNING IN BLOCK 2 IN CONGDON'S RIDGE ADDITION TO ROGERS PARK AS SUBDIVISION OF THE SOUTH 50 ACRES OF THE SOUTH WEST 1/4 OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, NORTH OF THE INDIAN BOUNDARY LINE IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 98699790; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

Permanent Real Estate Index Number: 11-30-307-216-1010

Address of Real Estate: 7306 N Ridge Blvd Unit 2D, Chicago, IL 60645

Subject to the following restrictions: a) all taxes and special assessments for the year 2019 and thereafter; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) roads and highways; situated in, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 25th Day of February, 2020

Ewa K. Wojciechowska

Lukasz Wojciechowski

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STATE OF Illinois)

COUNTY OF DuPage) ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT, Ewa K. Wojciechowska and Lukasz Wojciechowski, heirs at law Saxon H. Strzelecka, deceased, personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/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 Notarial Seal this 25th day of Feb, 2020.

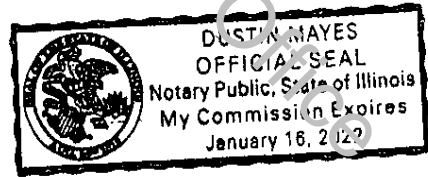
Dustin Mayes
Notary Public


This Instrument was prepared by:
Ewa K. Wojciechowska and Lukasz Wojciechowski,
7020 W Roscoe St Chicago IL 60634

Future Tax Bills to:
RZS Properties LLC
Series 7304 Ridge
17W 220 22nd St Ste 250B
Oakbrook, IL 60181
TER

After recording return document to:
RZS Properties LLC
Series 7304 Ridge
17W 220 22nd St Ste 250B
Oakbrook Ter, IL 60181

REAL ESTATE TRANSFER TAX		28-Feb-2020
	COUNTY:	11.50
	ILLINOIS:	23.00
	TOTAL:	34.50
11-30-307-216-1010 20200201622381 0-665-423-712		



REAL ESTATE TRANSFER TAX		28-Feb-2020
	CHICAGO:	172.50
	CTA:	69.00
	TOTAL:	241.50 *
11-30-307-216-1010 20200201622381 0-459-622-240		

* Total does not include any applicable penalty or interest due.