

UNOFFICIAL COPY

Doc#: 2024815050 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 09/04/2020 09:28 AM Pg: 1 of 2

WARRANTY DEED

Mail recorded deed to:
Anthony V. Panzica
Attorney at Law
2510 W. Irving Park Rd., Unit B
Chicago, IL 60618

Dec ID 20200701627020
ST/CO Stamp 1-993-176-800 ST Tax \$311.00 CO Tax \$155.50
City Stamp 1-604-744-928 City Tax: \$3,265.50

Mail tax bills to:
Elliott Elliot Rikken and Jessica Rikken
3428 S. Oakley Ave.
Chicago, IL 60608

The Grantor, MICHAEL J. BROADFOOT, a married person, for and in consideration of Ten (\$10.00) dollars and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, CONVEYS and WARRANTS to ~~ELLIOT~~ RIGGEN and JESSICA RIGGEN, a married couple, 808 W. 27th St., Chicago, IL 60608, not as joint tenants and not as tenants in common but as tenants by the entirety, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit: Elliott

LOT 12 (EXCEPT THE NORTH 16 FEET THEREOF) AND LOT 13 IN BLOCK 26 IN S. J. WALKER'S SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN AND ALL OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

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

Permanent Real Estate Index Number: 17-31-118-026-0000

Address of Real Estate: 3428 S. Oakley Ave., Chicago, IL 60608

Subject to: Covenants, conditions and restrictions of record and to General Taxes for year 2019 and subsequent years.

This is non-homestead property of grantor and grantor's spouse.

Dated this 14th day of July, 2020

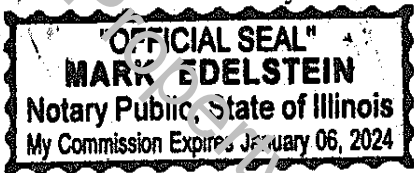

MICHAEL J. BROADFOOT

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STATE OF ILLINOIS } ss.
County of Cook }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT MICHAEL J. BROADFOOT, 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 he signed, sealed and delivered the instrument as his 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 14th day of July, 2020.



Mark Edelstein

Notary Public

My commission expires on 1-6-24.

This instrument was prepared by Mark Edelstein, 3825 W. Montrose Ave., Chicago, IL 60618

CLERK OF COOK COUNTY CLERK'S OFFICE