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Doc#: 2035916050 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/24/2020 10:56 AM Pg: 1 of 3

WARRANTY DEED

STATUTORY (ILLINOIS)

Individual to Corporation

Dec ID 20201001629633
ST/CO Stamp 1-634-554-848 ST Tax \$745.00 CO Tax \$372.50
City Stamp 0-560-813-024 City Tax: \$7,822.50

3/5

THE GRANTOR, BETTY J. RUH, a Widow
and not since remarried.

(The Above Space For Recorder's Use Only)

of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, CONVEYS and WARRANTS to:

VNT REALTY GROUP, INC., an Illinois Corporation created and existing under and by virtue of the Laws of the State of Illinois, having its principal office at the following address:

6532 NORTH CALIFORNIA AVENUE, CHICAGO, ILLINOIS 60645,

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See attached Exhibit "A" for legal description.

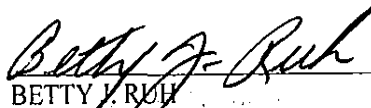
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: All covenants, conditions, and restrictions of record, and General Real Estate Taxes for 2019 and subsequent years.

Permanent Real Estate Index Number(s): 13-13-234-021-0000

Address of Real Estate: 4452 NORTH WESTERN AVENUE, CHICAGO, ILLINOIS 60625-2115

DATED this 20th day of OCTOBER 2020.

 (SEAL) _____ (SEAL)

BETTY J. RUH

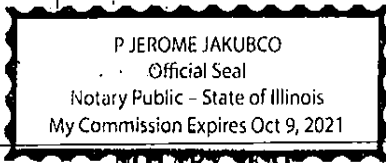
_____ (SEAL) _____ (SEAL)

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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, DO HEREBY CERTIFY that BETTY J. RUH, 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 official seal, this 20th day of OCTOBER, 2020.



P. Jerome Jakubco

NOTARY PUBLIC

Commission expires 10-9 2021

This Instrument was prepared by: **JAKUBCO RICHARDS & JAKUBCO P.C.**
2224 WEST IRVING PARK ROAD
CHICAGO, ILLINOIS 60618

MAIL TO:

Brian D. Goyll
6703 N. Cicero Ave
Lincolnwood, IL 60712

SEND SUBSEQUENT TAX BILLS TO:

VNT Realty Group, Inc.
4452 N. Western Ave
Chicago, IL 60625

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ATTORNEYS' TITLE GUARANTY FUND, INC.

LEGAL DESCRIPTION

Permanent Index Number:
Property ID: 13-13-234-021-0000

Property Address:
4452 N. Western Ave.
Chicago, IL 60625

Legal Description:

LOT 3 (EXCEPT THAT PART LYING EAST OF A LINE 50 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SECTION 13) IN BLOCK 12 IN NORTHWEST LAND ASSOCIATION'S SUBDIVISION OF THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 AND THE EAST 33 FEET OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE RIGHT OF WAY OF THE NORTHWESTERN ELEVATED RAILROAD COMPANY, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office