



Doc# 2100841052 Fee \$93.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/08/2021 02:18 PM PG: 1 OF 2

WARRANTY DEED

File No: 20122616

THIS INDENTURE WITNESSETH, that the Grantor(s), Erika Ruiz, married to Fabian Ruiz*, 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 Julie-Ann S. Ranger, 120 West 108th St. Chicago, Illinois 60628, the following described real estate, to-wit:

LOTS 27 AND 28 IN BLOCK 13 IN PERCY WILSON'S SECOND ADDITION TO HARVEY HIGHLANDS, BEING A SUBDIVISION OF LOTS 1 AND 2 IN SUBDIVISION OF THE EAST 3/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20 (EXCEPT THE WEST 60 FEET) AND THE WEST OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 29-20-202-036-0000; 035-0000

Address of Real Estate: 15936 Finch Ave, Harvey, IL 60426

Subject to the following restrictions: a) all taxes and special assessments for the year 2020 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.

20122616 1/2
Old Republic Title
9601 Southwest Highway
Oak Lawn, IL 60453

Dated this 4th Day of November, 2020

Erika Ruiz

*Fabian Ruiz signing solely to waive homestead rights

REAL ESTATE TRANSFER TAX		14-Dec-2020
	COUNTY:	69.00
	ILLINOIS:	138.00
	TOTAL:	207.00

29-20-202-035-0000 | 20201101646147 | 0-868-743-136

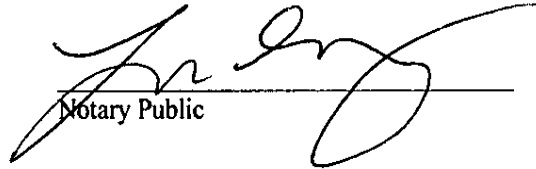
UNOFFICIAL COPY

STATE OF IL)
COUNTY OF Cook) ss.

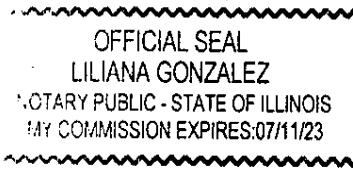
I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT ,
* Erika Ruiz, personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged 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.

* and Fabian Ruiz

Given under my hand and Notarial Seal this 3 day of Nov, 2020.



Notary Public



This Instrument was prepared by:
Rose Ann Montgomery
P.O. Box 386
Palos Heights IL 60463

Future Tax Bills to:
JULIE-ANN RAMBER
15936 FENCH AVE
HARVEY, IL. 60428

After recording return document to:
MARC CERVANTES
100 C. LASKER #2207
CHICAGO, IL. 60602

\$ 138,000



No. 21627