

UNOFFICIAL COPY

WARRANTY DEED

ILLINOIS STATUTORY LLC to INDIVIDUAL

Doc#: 2102955090 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/29/2021 11:02 AM Pg: 1 of 4

Dec ID 20201201679453
ST/CO Stamp 0-234-135-520 ST Tax \$170.00 CO Tax \$85.00

GRANTOR(S): **RIDGELAND CROSSING PROPERTY, LLC**, a Limited Liability Company, created and existing under and by virtue of the laws of the State of Illinois, having its principal office at 3319 S. Carpenter St., Chicago, Illinois 60608, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to **TAURINIO MORALES**, an **unmarried man**, 7858 Rutherford Avenue, Apt. 1C, Burbank, Illinois 60459, all interest in the following described Real Estate situated in County of Cook, in the State of Illinois, to wit:


SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

PIN: 16-32-130-072-1027
ADDRESS: 3431 S. Ridgeland Avenue, Unit 103, Berwyn, Illinois 60402

SUBJECT TO: (1) Covenants, conditions and restrictions of record.
(2) Public and utility easements.
(3) Acts done by or suffered through Buyer.
(4) All special governmental taxes or assessments confirmed and unconfirmed.
(5) And general real estate taxes not yet due and payable at the time of Closing.

DATED this 1st day of December, 2020


RIDGELAND CROSSING PROPERTY, LLC
MARIO DIANOVSKY, Manager/Member

THE CITY OF  REAL ESTATE
BERWYN, IL TRANSFER TAX
\$1700.00
COLLECTION DEPARTMENT

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a notary public, in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that **MARIO DIANOVSKY, Manager/Member of RIDGELAND CROSSING PROPERTY, LLC**, personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, 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.



Given under my hand and official seal
as Notary Public this 1st day of December, 2020.

Anna N. Jyka

NOTARY PUBLIC

Name and Address of Preparer:

Agnes Pogorzelski
Agnes Pogorzelski & Associates, P.C.
7443 W. Irving Park Road, Suite 1W
Chicago, Illinois 60634

MAIL TO:



Taurino Morales
3431 S. Ridgeland Ave. #103
Berwyn, IL 60402

SEND SUBSEQUENT TAX BILLS TO:

Taurino Morales
3431 S. Ridgeland Ave. #103
Berwyn, IL 60402

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		COUNTY:	85.00
		ILLINOIS:	170.00
		TOTAL:	255.00
16-32-130-072-1027	20201201679453	0-234-135-520	

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EXHIBIT A

UNIT 3-103 IN RIDGELAND CROSSING CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:
PARTS OF LOTS 31 THROUGH 49, BOTH INCLUSIVE, TAKEN AS A SINGLE TRACT OF LAND, IN BLOCK 16 IN WHITE AND COLEMAN'S LAVERGNE SUBDIVISION OF LOTS 13 TO 28 IN CHEVIOT'S FIRST DIVISION IN THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN,
WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED FEBRUARY 14, 2006 AS DOCUMENT NUMBER 0604534002, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PIN AND PROPERTY ADDRESS FOR INFORMATIONAL PURPOSES ONLY:

16-32-130-072-1027
3431 Ridgeland Ave, Unit 103, Berwyn, IL 60402

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