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WARRANTY DEED
ILLINOIS STATUTORY



Doc# 2107412030 Fee \$93.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/15/2021 10:38 AM PG: 1 OF 3

JOINT TENANTS

*Chicago Title/RM
20ST03431LP
1821*

CTIC No.: 20ST-03431 LP

THE GRANTOR(S) **ALYSSA MOGUL**, divorced and not since remarried, of the City of CHICAGO, County of COOK, State of IL for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to **NICHOLAS RIBEIRO** & **MARIA QUIROZ**, of CHICAGO, IL of the County of COOK, all interest in the following described Real Estate situated in the County of COOK in the State of IL, to wit: *Patrick D Riordan & Karen F VAN Gemert husband & wife* *husband and wife*
See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO: General taxes and assessments for the year ~~2019~~ ²⁰²⁰ and subsequent years, which are not yet due and payable.

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

JOINT TENANTS with rights of survivorship

TO HAVE AND TO HOLD said premises as ~~Joint Tenants~~ forever.

Permanent Real Estate Index Number(s): 17-17-104-041-1017

Address(es) of Real Estate: 1330 WEST MONROE STREET, UNIT ~~203~~ ²⁰³
CHICAGO, ILLINOIS 60607

Dated this 15th day of JANUARY, 2021

ALYSSA MOGUL

REAL ESTATE TRANSFER TAX	22-Jan-2021
CHICAGO:	3,750.00
CTA:	1,500.00
TOTAL:	5,250.00 *

17-17-104-041-1017 | 20210101619420 | 1-439-518-736

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

REAL ESTATE TRANSFER TAX	22-Jan-2021
COUNTY:	250.00
ILLINOIS:	500.00
TOTAL:	750.00

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BC
NT R*

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STATE OF ILLINOIS, COUNTY OF COOK

SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **ALYSSA MOGUL**, 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 19TH day of JANUARY, 2021.



Notary Public

Prepared by:
 Novit and Novit, LLC
 100 N. LaSalle Street
 Suite 1700
 Chicago, IL 60602

Mail to: *Nicholas Ribeiro and Maria Quiroz*
1330 W. Monroe St
Chicago IL, 60607 Apt 203

Name and Address of Taxpayer:

Nicholas Ribeiro and Maria Quiroz
1330 W Monroe St
Chicago IL, 60607
Apt 203

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Exhibit "A" – Legal Description

PARCEL ONE:

UNIT 1330-203 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN BLOCK Y' CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED MAY 9, 2000 AS DOCUMENT NO. 00326804, AS AMENDED FROM TIME TO TIME, IN THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL TWO:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE 2-W-24, A LIMITED COMMON ELEMENT, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 00326804.

Property of Cook County Clerk's Office