

16

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Doc# 2113816039 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/18/2021 03:11 PM PG: 1 OF 4

WARRANTY DEED STATE OF ILLINOIS

Above Space for Recorder's Use Only

THE GRANTOR, PAUL JOSEPH RUFLIN, A MARRIED MAN, OF THE CITY OF CHICAGO, COUNTY OF COOK, STATE OF ILLINOIS, FOR AND IN CONSIDERATION OF TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION IN HAND PAID,

CONVEYS AND WARRANTS TO BENNETT GUIDOS AND EMILY HOELTING,
an unmarried man and an unmarried woman, as joint tenants

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, TO WIT:

SEE ATTACHED LEGAL DESCRIPTION.

PROPERTY ADDRESS: 1248 WEST FULLERTON AVENUE, UNIT 1A, CHICAGO, ILLINOIS
60614-2103

PERMANENT INDEX NUMBER(S): 14-29-323-024-1001

S
P
S
SC
INT

SUBJECT TO: GENERAL REAL ESTATE TAXES FOR THE YEAR 2021 AND SUBSEQUENT YEARS; BUILDING LINES AND USE OR OCCUPANCY RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD; ZONING LAWS AND ORDINANCES; EASEMENT FOR PUBLIC UTILITIES; ACTS OF THE GRANTEE AND HEREBY RELEASING AND WAIVING ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF ILLINOIS.

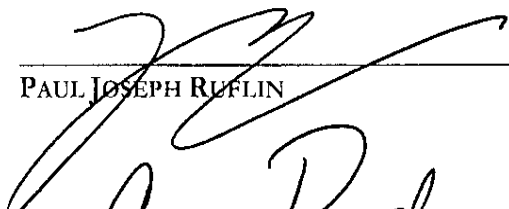
THE DATE OF THIS DEED OF CONVEYANCE IS: 4/15/2021

REAL ESTATE TRANSFER TAX		28-Apr-2021
	CHICAGO:	4,177.50
	CTA:	1,671.00
	TOTAL:	5,848.50 *
14-29-323-024-1001 20210201639976 1-373-650-448		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		28-Apr-2021
	COUNTY:	278.50
	ILLINOIS:	557.00
	TOTAL:	835.50
14-29-323-024-1001 20210201639976 0-461-205-008		

Handwritten signatures and notes: AMR, PJR, 21GSC017430NA RY 4/2

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PAUL JOSEPH RUFFIN (SEAL)



ANNA RUDY (SEAL)

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 **PAUL JOSEPH RUFFIN AND ANNA RUDY**, IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME SELLER SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON, AND ACKNOWLEDGED THAT SELLER SIGNED, SEALED AND DELIVERED THE SAID INSTRUMENT AS SELLER'S 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 ____ DAY OF APRIL, 2021.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

This Instrument was Prepared By: Ryan Law Group, Ltd. 2661 N. Lincoln Ave, Floor 1 Chicago, Illinois 60614	Send Subsequent Tax Bills to: Bennett Guidos and Emily Hoelting 1248 W. Fullerton Ave, Unit 1A Chicago, IL 60614-2103	After Recording Mail To: Bennett Guidos and Emily Hoelting 1248 W. Fullerton Ave, Unit 1A Chicago, IL 60614-2103
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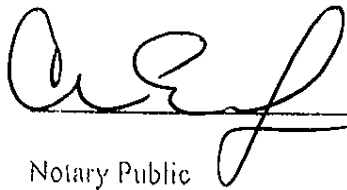
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Remote Notarization Certification

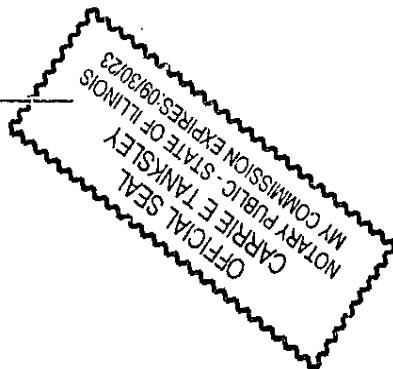
Carrie Tanksley

I, _____, a notary in and for the County of Cook, State of Illinois, hereby certify that while I was physically present in the state of Illinois, Paul Joseph Ruffin and Anna Rody (name/s of person/s), also physically present in the State of Illinois, appeared before me this day remotely, by use of communication technology which allowed the notary and the person(s) executing the document to communicate with each other simultaneously by audio-video communication, provided sufficient proof of his/her/their identity and signed the Warranty Deed (document) consisting of 2 pages, to which this Remote Notarization Certification page is attached to and made a part thereof.

Signed and Sworn to before me this 5 day Of Apr 2021



Notary Public



Commission Expires:

(Seal)

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CHICAGO TITLE
COMPANY

LEGAL DESCRIPTION

Order No.: 21GSC017436NA

For APN/Parcel ID(s): 14-29-323-024-1001

UNIT 1A IN SURREY COURT CONDOMINIUM, AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 43, 44, 45 AND 46 IN THOMAS GOODE'S SUBDIVISION OF PART OF THE SOUTH 1/2 OF BLOCK 43 IN SHEFFIELD'S ADDITION TO CHICAGO (LYING EAST OF THE RIGHT OF WAY OF CHICAGO AND EVANSTON RAILROAD COMPANY) IN THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT 'D' TO THE DECLARATION OF CONDOMINIUM MADE BY SURREY COURT VENTURE PARTNERSHIP, AN ILLINOIS GENERAL PARTNERSHIP, AND RECORDED AS DOCUMENT NUMBER 25799181, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Property of Cook County Clerk's Office