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Doc# 2115807114 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/07/2021 07:29 AM Pg: 1 of 3

Dec ID 20210501638384
ST/CO Stamp 0-594-794-768 ST Tax \$100.00 CO Tax \$50.00

WARRANTY DEED

AFTER RECORDING, MAIL TO:

SATURN TITLE, LLC
1030 W. HIGGINS RD.
SUITE 365
PARK RIDGE, IL 60068

1012 2128434

THE GRANTOR(S), IRENA SZAFRANSKA, a married woman* of the City of River Grove, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY AND WARRANT to

Brijida D. Ramos, of 2448 Erie River Grove, IL as

STATUTORY (INDIVIDUAL TO INDIVIDUAL TO INDIVIDUAL)

NOT AS TENANTS IN COMMON BUT AS JOINT TENANTS

NOT AS JOINT TENANTS BUT AS TENANTS IN COMMON

NOT AS JOINT TENANTS AND NOT AS TENANTS IN COMMON BUT AS TENANTS BY THE ENTIRETY

all interest in the following described real estate (together with any improvements thereon) (collectively, the "Property") situated in the County of Cook, State of Illinois, to wit:

See Attached Exhibit A

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

* not a homestead to the spouse.

SUBJECT TO: General real estate taxes not due and payable at the time of Closing, covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.

And the said Grantors hereby expressly waive and release any and all right or benefit under and by virtue of any and all statutes providing for the exemption of homesteads from sale on execution or otherwise.

Permanent Real Estate Index Number: 12-26-413-072-1026

Common Address: 2521 Thatcher Ave., Unit 3H, River Grove, IL 60171

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DATED this 1st day of June, 2021



No 004404
CK. 05/27/21
Approved

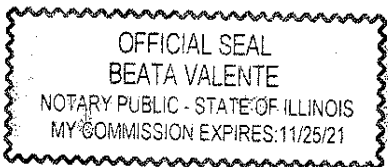
Irena Szafrańska
IRENA SZAFRANSKA

State of Illinois)
) ss
County of Cook)

The undersigned, a notary public in and for the above county and state, certifies that IRENA SZAFRANSKA, known to me to be the same person whose name is subscribed as Grantor to the foregoing instrument, appeared before me in person and acknowledged signing and delivering the instrument as the free and voluntary act of the Grantor, for the uses and purposes set forth therein.

Given under my hand and official seal, this 1st day of June, 2021

[Signature]
NOTARY PUBLIC



DEED PREPARED BY:
Beata Valente
Law Offices of Beata Valente, LLC
5508 W. Lawrence Ave
Chicago, IL 60630

MAIL DEED TO:
John J. Lag
5305 N. Laramie Ave
Chicago, IL 60630

SEND TAX BILL TO:
Bryida D. Ramos
2521 Thatcher Ave
River Grove IL 60171

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American Land Title Association

File Number : 2128434
Commitment for Title Insurance
Adopted 6-17-06 Revised 08-01-2016

EXHIBIT A

Legal:

UNIT 2521-3H IN THATCHER WOODS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM FILED OCTOBER 22, 1979 AS DOCUMENT LR3126229, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Address: 2521 Thatcher Ave., Unit 3H, River Grove, IL 60171

PIN #: 12-26-413-072-1026

PIN #:

PIN #:

Township: Leyden

This page is only a part of a 2016 ALTA® Commitment for Title Insurance (issued by Old Republic National Title Insurance Company). This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; (and) Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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