

UNOFFICIAL COPY

WARRANTY DEED

Mail Recorded Deed To:
Gregory J. Jordan
Jordan & Zito LLC
350 N. Clark Street, Suite 400
Chicago, Illinois 60654

Mail Subsequent Tax Bills To:
Denis Ribordy
2251 W. Wabansia Ave., Unit 106
Chicago, Illinois 60647



Doc# 2122410071 Fee \$88.00
RHSP/FEE:\$9.00 RPRF FEE: \$1.00
KAREN A. YARBROUGH
COOK COUNTY CLERK
DATE: 08/12/2021 02:19 PM PG: 1 OF 2

THE GRANTOR, ARIANE L. POLLACK, of Chicago, Illinois, married to Jeffrey Spross, of Chicago, Illinois for and in consideration of TEN & 00/100, (\$10.00) DOLLARS, and other good and valuable consideration in hand paid,

CONVEYS and **WARRANTS** to **DENIS RIBORDY**, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

PARCEL 1: UNIT NUMBER 1061N THE OAKLEY MANOR CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: THAT PART OF LOTS 78 TO 85, BOTH INCLUSIVE, LYING WEST OF A LINE DRAWN FROM A POINT IN THE NORTH LINE OF SAID LOTS, 210.38 FEET EAST OF THE NORTHWEST 1/4 OF LOT 78 AFORESAID TO A POINT IN THE SOUTH LINE OF SAID LOTS 2' 0.69 FEET EAST OF THE SOUTHWEST CORNER OF LOT 78 AFORESAID (EXCEPT THEREFROM THE WEST 6.0 FEET OF LOT 78 AFORESAID) IN ISHAM'S RESUBDIVISION OF PARTS OF BLOCKS 3, 4 AND 5 OF ISHAM'S SUBDIVISION OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 LYING SOUTHWEST OF MILWAUKEE AVENUE EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0509734001; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS. PARCEL 2: THE EXCLUSIVE RIGHT TO USE PARKING SPACE G-7, LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE AFOREMENTIONED DECLARATION OF CONDOMINIUM.

SUBJECT TO: covenants, conditions and restrictions of record, general taxes for the year 2021 and subsequent years, including taxes which may accrue by reason of new or additional improvements during the year 2021.

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

Permanent Real Estate Index Number: 14-31-328-137-1006

Address of Real Estate: 2251 W. Wabansia Ave., Unit 106, Chicago, Illinois 60647.

Dated this 30th day of June, 2021

215T01830SK 1of2 CTT

ARIANE L. POLLACK

JEFFREY SPROSS

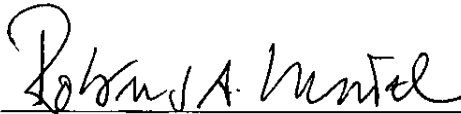
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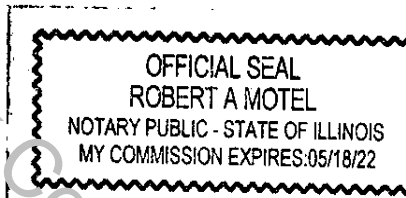
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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)


I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **CERTIFY THAT ARIANE L. POLLACK and JEFFREY SPROSS** are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 30th day of June, 2021.


Notary Public



Prepared By: Robert A. Motel, Esq.
Law Office of Robert A. Motel, P.C.
4433 W. Touhy Avenue
Suite 465
Lincolnwood, IL 60712

REAL ESTATE TRANSFER TAX		23-Jul-2021
	CHICAGO:	3,937.50
	CTA:	1,575.00
	TOTAL:	5,512.50 *
14-31-328-137-1006 20210701603562 1-076-933-392		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		23-Jul-2021
	COUNTY:	262.50
	ILLINOIS:	525.00
	TOTAL:	787.50
14-31-328-137-1006 20210701603562 1-440-549-648		