## WARRANTY DEED VIOLET UNDEFICIAL COPY

## Prepared by:

The Law Office of Gene S. Bobroff, P.C. 701 West Golf Road Mt. Prospect, IL 60056 Doc#. 2132706412 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 11/23/2021 12:48 PM Pg: 1 of 2

Dec ID 20211101642149

ST/CO Stamp 0-793-117-328 ST Tax \$540.00 CO Tax \$270.00

City Stamp 0-926-843-536 City Tax: \$5,670.00

THE GRANTOR, Ray Swidron, a widower, of the Village of Arlington Heights, the County of Cock, in the State of Illinois, for and in consideration of Ten and no/100 (\$10.00) Dollars and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to volve Singer and Tracy Singer, as terms by the antivolve

the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

PARCEL ONE: UNIT 1W, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN MONTROSE MANOR CONDOMINIUMS, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0010317753 AND AS AMENDED FROM TIME TO TIME, IN PART OF THE NORTH HALF (1/2) OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL TWO: THE EXCLUSIVE RIGHT TO THE USE *C.F.* G-2, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID, RECORDED AS DOCUMENT NO. 0010317753.

P.I.N.: 13-13-226-038-1004

#1W

Address of Property: 2736 West Montrose Avenue, Chicago, Illinois 6 J613

Subject to: `General real estate taxes not yet due or payable; covenants, conditions and restrictions of record; building lines and easements, if any that do not interiore with the current use and enjoyment of the Real Estate.

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

Dated this loth day of November , 2021

<u>Pay Juntun</u> (Seal) Ray Swidron

## **UNOFFICIAL COPY**

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 Ray Swidron; a single person, whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, for the uses and purposes therein set forth.

Giver under my hand and official seal, this What day of November, 2021



Notary Pub

#FAL ESTATE TRANSFER TAX 22-Nov-2021 4,050.00 CHICAGO: 1,620.00 CTA: TOTAL: 13-13-226-03 004 20211101642149 0-926-843-536

Three does not include any applicable penalty or interest our.

Mail To:

TRACY SINGER

Tax Bills To:

← Same

REAL ESTATE TRANSFER TAX

72-Nov-2621 COUNTY 270.00 540.90 ILLINOIS: TOTAL: 207 1101642 49 1 4-793-117-328 13-13-226-038-1001