## UNOFFICIAL CO

#### WARRANTY DEED

#### THE GRANTORS

Janice Melton Ruggiero and Julia Melton Breich, Sole-Heirs/ Legatees of the Estate of Joan Melton, of the City of Chicago, County of Cook, State of ILLINOIS, for and in consideration of TEN DOLLARS, in hand paid, CONVEY and WARRANT to:

Ana Loncar, a Widow

the following described leal Estate situated in the County of Cook in the State of Illinois to wit:

(See Attached Legal Description)

Doc#. 2134708114 Fee: \$98.00

Date: 12/13/2021 11:15 AM Pg: 1 of 2

City Stamp 2-055-344-784 City Tax: \$2,887.50

ST/CO Stamp 1-919-488-656 ST Tax \$275.00 CO Tax \$137.50

Karen A. Yarbrough

Cook County Clerk

Dec ID 20211201657010

2021 Subject to covenants, easements and restrictions of record and general real estate taxes for 2020 and subsequent years.

Hereby releasing and waiving all rights und a and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

Permanent Real Estate Index Number(s): 17-32-402-026-1011 & 17-32-402-026-1102

Address of Real Estate: 974 W 35th Pl., Unit 211 & PS 42. Chicago, IL 60609

DATED this 2<sup>nd</sup> of December, 2021

STATE OF ILLINOIS, COUNTY OF COOK, SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HERFBY CERTIFY THAT

Janice Melton Ruggiero and Julia Melton Breich, personally know 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 instruments as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver to the right of homestead.

GIVEN under my hand and official seal, this 2<sup>nd</sup> day of December 2021

Commission expires

This instrument was prepared by: Jeffrey C Sperling/ Sperling & Associates, 24040 West Lockport St, Plainfield, IL 60544

MAILTO: Ana Loncar 974 W 35th P. HZII Chicago, De 60609

SEND SUBSEQUENT TAX BILLS TO:

Ana Loncar #211 974 W35#F1 #211 Chicago IL 66609

2134708114 Page: 2 of 2

# **UNOFFICIAL COPY**

### **EXHIBIT A**

Order No.: OC21041453

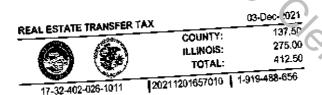
For APN/Parcel ID(s): 17-32-402--026-1102 and 17-32-402-026-1011

PARCEL 1:

UNIT 211 AND L'ARKING SPACE 42 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON. ELEMENTS IN MORGAN LOFTS CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0701015044, IN THE EAST 1/2 OF THE SOUTHLAST 1/4 OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF 31 PRAGE SPACE 211, LIMITED COMMON ELEMENTS AS DELINEATED ON A SURVEY TO CONDOMINUM RECORDED AS DOCUMENT NUMBER 0701015044.



	ILLINOIS: TOTAL:	412.50
2-026-1011	20211201657010   1-91	19.458-656
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REAL ESTA	TE TRANSFER TAX	03 Dec ees
	CHICAGO CTA	2,002.5()
17-32-402-0 * Total does pr	70TAL: 26-1011   20211201657 of include any applicable	2,887.50 *
	ot include any applicable	penalty or interest this