

UNOFFICIAL COPY

Doc#: 2134708114 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/13/2021 11:15 AM Pg: 1 of 2

WARRANTY DEED

Dec ID 20211201657010
ST/CO Stamp 1-919-488-656 ST Tax \$275.00 CO Tax \$137.50
City Stamp 2-055-344-784 City Tax: \$2,887.50

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 ~~woman~~

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

(See Attached Legal Description)

Subject to covenants, easements and restrictions of record and general real estate taxes for ²⁰²¹2020 and subsequent years.

Hereby releasing and waiving all rights under 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 12, Chicago, IL 60609
DATED this 2nd of December, 2021

Janice M. Ruggiero
Janice Melton Ruggiero

Julia Melton Breich
Julia Melton Breich

STATE OF ILLINOIS, COUNTY OF COOK, SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY 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 2nd day of December 2021

Commission expires

Julie A. Gaver
"OFFICIAL SEAL"
JULIE A. GAVR
Notary Public, State of Illinois
NOTARY PUBLIC Commission Expires 10/8/2022

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

MAIL TO: Ana Loncar
974 W 35th Pl. #211
Chicago, IL 60609

SEND SUBSEQUENT TAX BILLS TO:
Ana Loncar #211
974 W 35th Pl
Chicago IL 60609

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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 PARKING 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 SOUTHEAST 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 STORAGE SPACE 211, LIMITED COMMON ELEMENTS AS DELINEATED ON A SURVEY TO CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0701015044.

| REAL ESTATE TRANSFER TAX | | 03-Dec-2021 |
|---|-----------|-------------|
|  | COUNTY: | 137.50 |
|  | ILLINOIS: | 275.00 |
| | TOTAL: | 412.50 |
| 17-32-402-026-1011 20211201657010 1-919-488-856 | | |

| REAL ESTATE TRANSFER TAX | | 03-Dec-2021 |
|---|----------|-------------|
|  | CHICAGO: | 2,062.50 |
| | CTA: | 825.00 |
| | TOTAL: | 2,887.50 * |
| 17-32-402-026-1011 20211201657010 2-055-344-784 | | |

* Total does not include any applicable penalty or interest due.