

UNOFFICIAL COPY

Doc# 2214507143 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/25/2022 08:39 AM Pg: 1 of 3

Dec ID 20220501606190
ST/CO Stamp 0-323-633-040 ST Tax \$280.00 CO Tax \$140.00

22NW7148400WH (1/2)

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR (NAME AND ADDRESS)

Nery & Richardson
4258 W. 63rd St.
Chicago, Illinois, 60629

(The Above Space for Recorder's Use Only)

THE GRANTOR Julia Luna, a single woman, of 7294 Ogden Ave., Unit B, Riverside, Illinois 60546 for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Ivan Rosas, a married man, of 2511 Ridgeland, Berwyn, Illinois 60402, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION AS EXHIBIT "A"

Permanent Index Number(s): 15-36-409-064-1002
Property Address: 7294 Ogden Ave., Unit B, Riverside, Illinois 60546

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

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

Dated this 30th day of April, 2022.



Julia Luna

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LEGAL DESCRIPTION

Order No.: 22NW7148400WH

For APN/Parcel ID(s): 15-36-409-064-1002

PARCEL 1:

UNIT B TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE RIVERSIDE FORESTVIEW CONDOMINIUMS AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0021408243, AS AMENDED FROM TIME TO TIME, THE EAST 1/2 OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE NO. P-2, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office