UNOFFICIAL CO

22NW7148400WH (1/2)

WARRANTY DEED **ILLINOIS STATUTORY**

THE GRANTOR (NAME AND ADDRESS)

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

(The Above Space for Recorder's Use Only)

COO PA 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, ir 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 30-day of Hon!

2214507143 Page: 2 of 3

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STATE OF ILLINOIS)
) SS,
COUNTY OF DUPAGE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Julia Luna personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered in the instrument as his 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 notarial seal, this 35

day of April

ary Public

. 2022

ICSE A ZAMORA
Officie: Seal
Notary Public - State of Illinois
My Commission Expires Aug 4, 2024

THIS INSTRUMENT PREPARED BY Zamora Law Office PC 17W775 Butterfield Rd., Unit 124 Oakbrook Terrace, Illinois 60181

SEND SUBSEQUENT TAX BILLS TO:

Ivan Rosas 7294 Ogden Ave. Unit B Riverside, Illinois 60546 Compliance or Exemption Approved
Village of Riverside

Date: 5-1-22

2214507143 Page: 3 of 3

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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 DECI ARATION 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 PRINC.PAL 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.