

UNOFFICIAL COPY

Doc#: 2215906087 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/08/2022 07:24 AM Pg: 1 of 2

WARRANTY DEED

Individual to Individual *a single man*

THE GRANTOR, Erin Nguyen of the City or Village of Chicago, County of Cook, State of Illinois, for and in consideration of Ten Dollars and other good and valuable consideration (\$10.00), in hand paid, CONVEYS and WARRANTS TO, Ronnie Cannon, *an*

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

See Attached Legal Description

PERMANENT TAX NO.: **11-30-307-216-1005**

Commonly known as: 7306 N. Ridge Blvd, Unit 1C, Chicago, IL 60645

SUBJECT TO: General Real Estate Taxes for the year 2021 and subsequent years, covenants, conditions, and restrictions of record. Grantor is hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 1ST day of June, 2022

Erin Nguyen
Erin Nguyen

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 Erin Nguyen, 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 the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of homestead.

Given under my hand and official seal, this 1ST day of June, 2022. My Commission expires 12/9/2022

[Signature]
Notary Public

This instrument was prepared by John F. Cloutier, 120 W. Madison #200-9, Chicago, IL 60602

MAIL TO: MAIL TAX BILL TO: GRANTEE'S ADDRESS
Ronnie Cannon
7306 N. Ridge Blvd #1C
Chicago IL 60645



FIDELITY NATIONAL TITLE
CH22009098

REAL ESTATE TRANSFER TAX		01-Jun-2022
COUNTY:	ILLINOIS:	49.50
TOTAL:		99.00
		148.50
11-30-307-216-1005 20220601634434 0-431-833-168		

REAL ESTATE TRANSFER TAX		01-Jun-2022
CHICAGO:	CTA:	742.50
TOTAL:		297.00
		1,039.50 *
11-30-307-216-1005 20220601634434 1-431-355-472		

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

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LEGAL DESCRIPTION:

PARCEL 1: UNIT 1C TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE RIDGE AVE CONDOMINIUM. AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT 98699790, IN THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF LIMITED COMMON ELEMENTS KNOWN AS STORAGE SPACES 1C AND PARKING SPACE NO. 5 AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 98699790.

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