# UNOFFICIAL CO

PTON-85175 1894 WARRANTY DEED ILLINOIS STATUTORY Doc#. 2223404093 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 08/22/2022 08:37 AM Pg: 1 of 3

Dec ID 20220701679891

ST/CO Stamp 0-161-877-072 ST Tax \$585.00 CO Tax \$292.50

City Stamp 0-500-960-336 City Tax: \$6,142.50

(The Above Space for Recorder's Use Only)

DOOP OF THE GRANTOR Nancy Klong (nka Nancy Magidson), as Trustee under the Nancy Klong Trust Agreement dated February 10, 2017, married, of 1220 Rudolph Drive, Apt. 4B, Northbrook, IL 60062 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 Richard Ruiz, unmarried, of 623 West Drummond Place, Unit 4, Chicago, IL 60614, 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 ATTACHED AS EXHIBIT "A"

#### THIS IS NOT HOMESTEAD PROPERTY

Permanent Index Number(s): 14-33-302-155-1001

Property Address: 644 West Willow Street, Unit 644 S, Chicago, IL 60614

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.

> Proper Title, L.L.C. 1530 E. Dundee Road Suite #250 Palatine, IL 60074

# **UNOFFICIAL COPY**

Date	ed this	_day of _ July	, 2022.	ı t Da	,
X_ Nar Nar	Marcy icy Klong (nka/Na icy Klong Trust A	ncy Magidson), as Truste greement dated February	(fkn Nanay Klong) A Nancu e under the date 10, 2017	is Trustee under thi I Klong Trust Agreeme a February 10,3017	S W
ST.	ATE OF <u>511</u>	<u>141015</u> )			
CO	UNTY OF <u>Co</u>	<u> </u>			
		Noter, Public in and for sa on, known to me to be the			

THAT Nancy Magidson, 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 she signed, sealed and delivered the instrument as her 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 day of Muly, 2022

OFFICIAL SEAL

Notary Public

CYNTHIA RAMIREZ

NOTARY PUBLIC, STATE OF ILLINOIS

My Commission Expires 2/1/25

THIS INSTRUMENT PREPARED BY

Michelle Laiss ATTORNEY AT LAW 1530 West Fullerton Avenue Chicago, IL 60614

MAIL TO: David D. Gorr ATTORNEY AT LAW 2539 N. Kedzie Blvd., Suite 6 Chicago, IL 60647 SEND SUBSEQUENT TAX BILLS TO:

Clort's Office

Richard Ruiz 644 West Willow Street Unit 644-S Chicago, IL 60614

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# **UNOFFICIAL COPY**

#### EXHIBIT A LEGAL DESCRIPTION

Unit 644-S in the Navaho Condominium as delineated on a survey of the follow described real estate:

#### Parcel 1:

The East 25 feet of the West 125 feet of Lot 16 in Block 2 in Sheffield's Addition to Chicago in the Southwest 1/4 of Section 33. Township 40 North. Range 14, East of the Third Principal Meridi on, in Cook County, Illinois.

### Parcel 2:

The West 24 feet of Lot 6 in the Subdivision by Frederick Boettscher of Lot 16 in Block 2 in Sheffield's Addition to Chicago in the Southwest 1/4 of Section 33, Township 40 North, Range 14, East of the Thir I rincipal Meridian, in Cook County, Illinois;

Which Survey is attached at Exhibit "A" to the Declaration of Condominium recorded as it of the v. document number 25867330, .oge ther with its undivided percentage interest in the common elements.

14-33-302-155-1001