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WARRANTY DEED

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1/1 22621W 0444 27SK

THE GRANTORS

Doc#: 2229033033 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/17/2022 09:27 AM Pg: 1 of 3

Dec ID 20221001662608
ST/CO Stamp 1-963-524-432 ST Tax \$65.50 CO Tax \$32.75
City Stamp 1-685-454-416 City Tax: \$687.75

(Reserved for Recorders Use Only)

William E. Velasco, married to Andrea Elizabeth Morales Garzon, of the CITY OF CHICAGO, STATE OF ILLINOIS, for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEY AND WARRANT to Thomas Prame and Amy Prame, husband and wife, of the CITY of HINSDALE, STATE OF ILLINOIS, to have and to hold, as Tenants by the Entirety, the following described Real Estate situated in Cook County, Illinois, commonly known as 7306 N. Ridge Blvd., Unit 1D, Chicago, IL 60645, legally described as:

SEE ATTACHED

Permanent Index Number (PIN): **11-30-307-216-1006**
Address(es) of Real Estate: **7306 N. Ridge Blvd., Unit 1D, Chicago, IL 60645**

The Grantor hereby releases and waives all rights under and by virtue of the homestead exemption laws of the State of Illinois.

This is non-homestead property to Andrea Elizabeth Morales Garzon

SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; and general real estate taxes for the current year and subsequent years.

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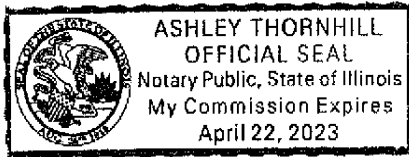
DATED this 11 day of October, 2022.

William E. Velasco
William E. Velasco

STATE OF IL)
COUNTY OF Cook)SS

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that **William E. Velasco**, 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/she signed, sealed, and delivered the said instrument as his/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 official seal, this 11 day of October, 2022.



Ashley Thornhill
NOTARY PUBLIC
Commission expires 4/22/23

This instrument was prepared by: Betsy C. Lane, 1234 Sherman Ave., Suite 201, Evanston, IL 60202

MAIL TO:



SEND SUBSEQUENT TAX BILLS TO:

Thomas Prame and Amy Prame
7306 N. Ridge Blvd., Unit 1D
Chicago, IL 60645

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CHICAGO TITLE
COMPANY

LEGAL DESCRIPTION

Order No: 22GNW044427SK

For APN/Parcel ID(s): 11-30-307-216-1006

PARCEL 1: UNIT 15 IN THE RIDGE AVENUE CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOT 3 AND THAT PART OF LOT 5 DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 4; THENCE WESTERLY TO A POINT 160 FEET WEST OF THE WESTERLY LINE OF RIDGE AVENUE AT A POINT IN THE SOUTH LINE OF LOT 3 EXTENDED; THENCE NORTHWESTERLY ALONG A LINE PARALLEL TO AND WITH THE WESTERLY LINE OF RIDGE AVENUE TO A POINT 160 FEET WEST OF THE WESTERLY LINE OF RIDGE AVENUE TO A POINT IN THE NORTH LINE OF LOT 3 EXTENDED; THENCE EAST ALONG SAID LINE OF LOT 3 EXTENDED TO THE NORTHWEST CORNER OF LOT 3; THENCE SOUTHEASTERLY ALONG AND UPON THE EASTERLY LINE OF LOTS TO PLACE OF BEGINNING IN BLOCK 2 IN CONGDON'S RIDGE ADDITION TO ROGERS PARK, A SUBDIVISION OF THE SOUTH 50 ACRES OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, NORTH OF THE INDIAN BOUNDARY LINE, IN COOK COUNTY, ILLINOIS, HEREINAFTER REFERRED TO AS PARCEL, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM EXECUTED BY MAREK GALAN AND RECORDED IN THE OFFICE OF THE RECORDED OF DEEDS OF COOK COUNTY, ILLINOIS ON AUGUST 10, 1998 AS DOCUMENT NO, 98699790, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF LIMITED COMMON ELEMENTS KNOWN AS STORAGE SPACE #1D DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NO, 98699790.