

UNOFFICIAL COPY

WARRANTY DEED (Individual to Individual)

(ILLINOIS)
PAGE 1:

Doc#: 2235641071 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/22/2022 11:20 AM Pg: 1 of 2

Dec ID 20221101698054
ST/CO Stamp 0-827-774-288 ST Tax \$170.00 CO Tax \$85.00
City Stamp 1-653-527-888 City Tax: \$1,785.00

Bw22064327 1 of 1

THE GRANTOR, Puran Saini, a married man, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of - TEN - DOLLARS, (\$10.00) in hand paid, CONVEYS and WARRANTS to GRANTEEES, RAMON LAGOS PICHAL AND EDITH TOLEN XOLOT, of 7136 N. Wood Ave., Unit 2W, Chicago, IL 60626, not as tenants in common, but as joint tenants with rights of survivorship, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

PARCEL 1:

UNIT 2-G IN THE RIDGE POINT CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 1 AND 2 IN CLOVER'S HOME AVENUE ADDITION TO ROGERS PARK, BEING A SUBDIVISION OF LOT 3 IN COUNTY CLERK'S DIVISION OF PART OF THE SOUTHWEST FRACTIONAL 1/4 OF FRACTIONAL SECTION 30, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 00386348, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:



THE EXCLUSIVE RIGHT TO THE USE OF P-3, A LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 00386348.


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

TO HAVE AND TO HOLD said premises, not as tenants in common, but as joint tenants with rights of survivorship, forever. This is not homestead property.

Subject To: general real estate taxes not due and payable at the time of Closing, covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current uses and enjoyment of the Real Estate; terms, provisions, covenants and conditions of the Declaration of Condominium and all amendments; public and utility easements including any easements established by or implied from the Declaration of Condominium or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act; installments due after the date of Closing of general assessments established pursuant to the Declaration of Condominium.

Permanent Index Number: 11-30-311-026-1027
Address (es) of Real Estate: 7425 N. Ridge Boulevard, Unit 2G, Chicago, IL 60645

REAL ESTATE TRANSFER TAX		02-Dec-2022	
	COUNTY:	85.00	
	ILLINOIS:	170.00	
	TOTAL:	255.00	
11-30-311-326-1027 20221101698054 0-827-774-288			

REAL ESTATE TRANSFER TAX		02-Dec-2022	
	CHICAGO:	1,275.00	
	CTA:	510.00	
	TOTAL:	1,785.00 *	

Beird & Warner Title Services, Inc
475 North Martingale
Suite 120
Schaumburg, IL 60173

11-30-311-026-1027 | 20221101698054 | 1-653-527-888

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

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DATED: November 22, 2022



Puran Saini

State of Illinois, County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Puran Saini, personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary acts, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and seal, this 11/22/2022


NOTARY PUBLIC

MAIL TO:
Nery & Richardson LLC
4258 W. 63rd Street
Chicago, IL 60629

SEND SUBSEQUENT TAX BILLS TO:
Barnon Lagos Pichal and Edith Tolen Xolot
7425 N. Ridge Boulevard, Unit 2G
Chicago, IL 60645

This instrument prepared by:

*Central Law Group
2822 Central Street, Evanston, IL 60201
847-866-0124*

Property of Cook County Clerk's Office