

# UNOFFICIAL COPY

## WARRANTY DEED ILLINOIS STATUTORY

Doc#: 2304506173 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 02/14/2023 11:30 AM Pg: 1 of 3

Dec ID 20230201651448  
ST/CO Stamp 0-474-550-096 ST Tax \$147.00 CO Tax \$73.50

The Grantors, **NANCY M. DESUNO**, an unmarried woman, of 10516 Ridge Cove Drive, Unit 28C, County of Cook, Chicago Ridge, State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and Warrants to **JOHN E. SIMS**, a married man of 6239 W. 63<sup>rd</sup> Street, Chicago, County of Cook, State of Illinois, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

PARCEL 1: UNIT 28C IN RIDGE COVE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF LOT 7 IN COUNTY CLERK'S DIVISION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND OF LOT 2 IN THE SUBDIVISION OF THE NORTH 1/2 OF SECTION 18, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO CERTAIN LOTS IN STONEY CREEK TERRACE, BEING A SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 89247735 AND AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS

PARCEL 2: EASEMENT FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF EASEMENT MADE BY COLE TAYLOR BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 19, 1988 AND KNOWN AS TRUST NUMBER 4923 DATED OCTOBER 4, 1990 AND RECORDED OCTOBER 12, 1990 AS DOCUMENT 90501307 FOR INGRESS AND EGRESS.

**SUBJECT TO:** covenants, conditions and restrictions of record, general taxes for the year 2022 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) 2022 hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number: **24-18-101-108-1079**

Address of real estate: **10516 Ridge Cove Dr, Unit 28C, Chicago Ridge, Illinois 60415**

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Dated this 10 day of February, 2023

Nancy M. Desuno  
NANCY M. DESUNO

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY NANCY M. DESUNO that 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 she signed, sealed and delivered the said instrument as their 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 10 day of February, 2023



Christine M Caddy (Notary Public)

Prepared By: Eileen Kerlin Walsh  
Attorney At Law  
11757 Southwest Highway  
Palos Heights, Illinois 60463

Mail Recorded Deed To:

Nery Richardson & Konawko LLC  
4258 W. 63<sup>rd</sup> St  
Chicago, IL 60629

Mail Tax Bill To:

John E. Sims  
10516 Ridge Cove Dr.  
Unit 28C  
Chicago, Ridge, IL 60415

Cook County Clerk's Office

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Fidelity National Title Insurance Company

## EXHIBIT A

The Land is described as follows:

### PARCEL 1:

UNIT 28C IN RIDGE COVE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF LOT 7 IN COUNTY CLERK'S DIVISION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND OF LOT 2 IN THE SUBDIVISION OF THE NORTH 1/2 OF SECTION 18, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN,

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### PARCEL 2:

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Pin: 24-18-101-108-1079

Property Address: 10516 Ridge Cove Dr, Unit 28 C, Chicago Ridge, IL 60415

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

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