

# UNOFFICIAL COPY

A23-0424KS  
**WARRANTY DEED  
GENERAL**

Doc#: 2305829233 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 02/27/2023 03:23 PM Pg: 1 of 3

Dec ID 20230201658411  
ST/CO Stamp 1-750-851-408 ST Tax \$405.00 CO Tax \$202.50  
City Stamp 2-070-273-872 City Tax: \$4,252.50

Subsequent Tax Bills to:

RICHARD P. FRIZELIS  
4929 W BYRON ST  
CHICAGO IL 60641

Mail to:

RICHARD FRIZELIS  
4929 W BYRON ST  
CHICAGO IL 60641

THE GRANTOR(S), **Matthew S. Ruggles, a married man**, of the Cook County, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY AND WARRANT TO: **Richard P. Frizelis** of the city of Chicago, County of COOK, State of Illinois in the form of ownership: **Fee Simple** all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois to wit: a married man

**LEGAL DESCRIPTION:**

**SEE ATTACHED**

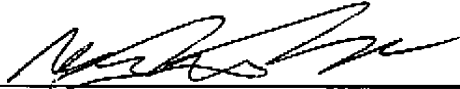
**Commonly known as:** 4929 W Byron St Chicago, IL 60641  
**Permanent Real Estate Index Number:** 13-21-210-008-0000

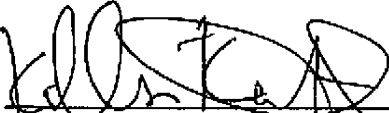
Subject to real estate taxes not yet due and payable, covenants, conditions, and restrictions of record and building lines and easements as exist, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption laws of the State of ILLINOIS, TO HAVE AND TO HOLD SAID premises.

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

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Dated: 21 day of February, 2023.

  
\_\_\_\_\_  
Matthew S. Ruggles

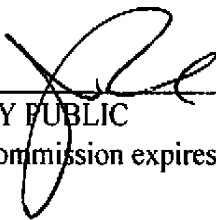
  
\_\_\_\_\_  
Kelly Kieft  
(WAIVING HOMESTEAD RIGHTS)

State of Illinois

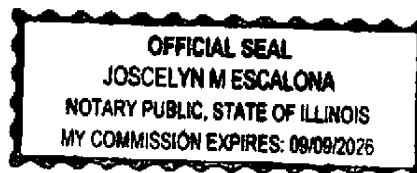
County of COOK

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Matthew S. Ruggles and Kelly Kieft, signed are 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.

GIVEN under my hand and official seal, this 21 day of February, 2023.

  
\_\_\_\_\_  
NOTARY PUBLIC  
Commission expires 09/09, 2026


**This instrument was prepared by**  
**Chicagoland Property Law, LLC.**  
Kayli Arellano Attorney at Law  
5521 N. Cumberland Ave,  
Suite 1120  
Chicago, IL 60656





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## LEGAL DESCRIPTION

Lot 2 in Ludwig J. Wolter's Resubdivision of Lots 420 to 424 both inclusive, in Grayland Park Addition to Chicago, being a Subdivision of the North 1/2 of the Northeast 1/4 of Section 21, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

<b>REAL ESTATE TRANSFER TAX</b>		24-Feb-2023
	CHICAGO:	3,037.50
	CTA:	1,215.00
	<b>TOTAL:</b>	<b>4,252.50</b>
13-21-210-008-0000   20230201658411   1-750-273-872		
* Total does not include any applicable penalty or interest due.		

<b>REAL ESTATE TRANSFER TAX</b>		24-Feb-2023
		COUNTY:
		ILLINOIS:
		<b>TOTAL:</b>
13-21-210-008-0000   20230201658411   1-750-851-408		

Property of Cook County Clerk's Office