

UNOFFICIAL COPY

Doc#: 2308840014 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/29/2023 09:42 AM Pg: 1 of 3

Dec ID 20230301673354
ST/CO Stamp 1-187-793-104 ST Tax \$340.00 CO Tax \$170.00
City Stamp 0-789-072-080 City Tax: \$3,570.00

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR, Dustin Rigsby, a single man, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to Gabriel Miller Aron, a Single person of the City of Chicago, State of Illinois, County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit 'A' attached hereto and made a part hereof

SUBJECT TO: covenants, conditions, and restrictions of record, public, and utility easements and roads and highways hereby releasing and waiving all rights under and by the virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number: 14-07-421-044-1001

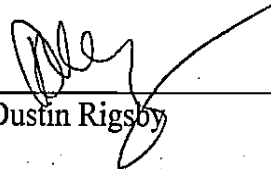
Address of Real Estate: 4876 N. Hermitage Ave. Unit 101
Chicago, IL 60640

Dated this 28th day of February 2023.



Old Republic National Title
Insurance Company
9601 Southwest Highway
Oak Lawn, IL 60453

T09747 1/3

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Dustin Rigsby

STATE OF Illinois)
) SS.
COUNTY OF Cook)

REAL ESTATE TRANSFER TAX		21-MAR-2023
		COUNTY: 170.00
		ILLINOIS: 340.00
		TOTAL: 510.00
14-07-421-044-1001	20230301673354	1-187-793-104

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY THAT** Dustin Rigsby, as 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 I signed, sealed and delivered the instrument as my free and voluntary act, for the uses and purposes therein set forth.


Given under my hand and notarial seal this 28 day of February, 2023.




Notary Public

My commission expires on September 22, 2025.

Prepared By:
Steven R. Felton, Esq.
134 N LaSalle St., Suite 1720
Chicago, Illinois 60602

REAL ESTATE TRANSFER TAX		21-MAR-2023
		CHICAGO: 2,550.00
		CTA: 1,020.00
		TOTAL: 3,570.00
14-07-421-044-1001	20230301673354	0-789-072-080
* Total does not include any applicable penalty or interest due.		

Mail To:
John H. Ciprian
Rega Ciprian Magnone, LLC
8501 W. Higgins #440
Chicago, IL 60631

Name & Address of Taxpayer:
Gabriel M. Aron
4876 N. Hermitage Unit 101
Chicago, IL 60640

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LEGAL DESCRIPTION

UNIT 101 AS DELINEATED UPON THE PLAT OF SURVEY (HEREIN REFERRED TO AS THE PLAT) OF REAL ESTATE (HEREIN REFERRED TO AS THE PARCEL) DESCRIBED AS FOLLOWS, TOGETHER WITH A PERMANENT EASEMENT FOR THE EXCLUSIVE USE OF PARKING SPACE NUMBER 8, AS DELINEATED ON SAID PLAT:
LOT 6 IN BLOCK 4 IN INGLEDEW'S ADDITION TO RAVENSWOOD, A SUBDIVISION OF THE SOUTH 21.367 ACRES OF THE NORTH 31 ACRES OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN (LYING WEST OF GREEN BAY ROAD), WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM OWNERSHIP (HEREIN REFERRED TO AS DECLARATION) MADE BY TRUSTEE AND RECORDED AS DOCUMENT 23045319, AND AS AMENDED BY INSTRUMENT DATED MARCH 18, 1978 AND RECORDED APRIL 17, 1978 AS DOCUMENT 24405617, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPT FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) IN COOK COUNTY, ILLINOIS.

Address commonly known as:
4876 N Hermitage Ave Unit 101
Chicago, IL 60640

PIN#: 14-07-421-044-1001

Cook County Clerk's Office