

# UNOFFICIAL COPY

Saturn Title LLC  
2234405

Saturn Title  
2234405  
1 DF2

Doc# 2316406009 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 06/13/2023 09:17 AM Pg: 1 of 3

Dec ID 20230601642625  
ST/CO Stamp 1-682-933-456 ST Tax \$405.00 CO Tax \$202.50  
City Stamp 1-294-436-048 City Tax: \$4,252.50

## WARRANTY DEED Statutory (Illinois)

THE GRANTOR(S), Matthew P. Podgorski, A SINGLE Person of the City of Chicago, State of IL, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY AND WARRANT to Cynthia M. Ruiz and Eric Ruiz, a married couple Husband and wife of 3622 N. Christiana, Chicago, IL 60618

- NOT AS TENANTS IN COMMON BUT AS JOINT TENANTS  
 NOT AS JOINT TENANTS BUT AS TENANTS IN COMMON  
 NOT AS JOINT TENANTS AND NOT AS TENANTS IN COMMON BUT AS TENANTS BY THE ENTIRETY

all interest in the following described real estate (together with any improvements thereon) (collectively, the "Property") situated in the County of Cook, State of Illinois, to wit:

See Attached Exhibit A

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

Subject, however, to the general taxes for the year of 2022 2ND INST. and thereafter, to all instruments, covenants, restrictions, conditions, ~~exceptions and liens~~ of record, and ~~subject to the rights or claims of parties in possession under recorded leases, applicable zoning laws, ordinances, regulations or subdivision indentures and any facts or exceptions which an accurate survey or inspection of the above described Property would show.~~

Permanent Index Number(s): 12-01-419-026-0000 & PIN#

Property Address: 7514 W. Seminole St., Chicago, IL 60631

Dated 06/08/2023

  
Matthew P. Podgorski

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STATE OF ILLINOIS )  
COUNTY OF COOK ) SS.



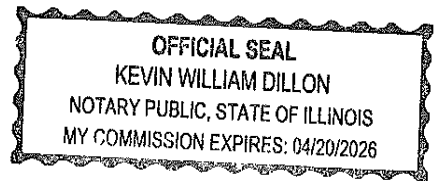
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that MATTHEW P. PODGORSKI personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/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 notarial seal, this 8th day of June 2023

Kevin William Dillon  
Notary Public

My commission expires: \_\_\_\_\_

**THIS DOCUMENT PREPARED BY:**  
Kevin William Dillon  
6650 N. Northwest Highway, #300  
Chicago, IL 60631-1307



**MAIL TAX BILL TO:**  
Cynthia M. Ruiz and Eric Ruiz  
~~3622 N. Christiana~~ 7514 W. Seminole St.  
~~Chicago, IL 60618~~ Chicago, IL 60631

**MAIL RECORDED DEED TO:**  
Cynthia M. Ruiz and Eric Ruiz  
~~3622 N. Christiana~~ Popovic Lawfirm  
~~Chicago, IL 60618~~ 17730 Oak Park Ave, Unit B  
Tinley Park, IL 60478

Property of Cook County Clerk's Office

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## EXHIBIT A

**Legal:**

LOT 16 IN 1ST ADDITION TO SCHAVILJE AND KNUTH'S HIGGINS-BRYN MAWR ADDITION TO CHICAGO, BEING A SUBDIVISION IN THE WEST HALF (1/2) OF THE SOUTH EAST QUARTER (1/4) OF SECTION 1, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known address: 7514 W. Seminole St., Chicago, IL 60631

PIN #: 12-01-419-023-0000

Property of Cook County Clerk's Office