

# UNOFFICIAL COPY

Doc#: 2326913331 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 09/26/2023 01:26 PM Pg: 1 of 3

## WARRANTY DEED

Dec ID 20230901629521  
ST/CO Stamp 0-746-585-552 ST Tax \$200.00 CO Tax \$100.00

The Grantor, **MARY A. ADKINS**, single, for and in consideration of TEN and no/100 DOLLARS and other good and valuable consideration in hand paid, **CONVEYS and WARRANTS TO OSCAR A. GALARZA** of 108 Hughes Ave., Lockport, IL, 60441, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

**UNIT 2-20 AND GARAGE UNIT G-2-2C IN RIDGE POINT CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THE EAST 374 FEET OF LOT 1 IN MURDEN MEADOWS, BEING A SUBDIVISION OF THE NORTH 5 ACRES OF THE SOUTH 10 ACRES OF THE NORTH 20 ACRES OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, EXCEPTING THAT PART OF LOT 1 BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH 89 DEGREES 32 36" WEST, ALONG THE SOUTH LINE OF SAID LOT 1, 192.00 FEET; THENCE NORTH 0 DEGREES 32 04" EAST 148.34 FEET; THENCE SOUTH 89 DEGREES 30 53" EAST 5.25 FEET; THENCE NORTH 0 DEGREES 24 29" EAST 32.00 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 1 THAT IS 185.14 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 89 DEGREES 32 36" EAST, ALONG THE NORTH LINE OF SAID LOT 1, 185.14 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 0 DEGREES 00 00" EAST, ALONG THE EAST LINE OF SAID LOT 1, 180.34 FEET TO THE POINT OF BEGINNING, WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 98-725017, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.**

**SUBJECT TO:** a) general real estate taxes not due and payable at the time of closing; (b) building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record, (c) zoning laws and ordinances which conform to the present usage of the premises; (d) public and utility easements as exist; (e) roads and highways, if any; (f) party wall rights and agreements, if any.

Address of Real Estate: 6820 Ridge Point Drive, Unit 2-2C, Oak Forest, IL 60452  
Permanent Real Estate Index No.: 28-18-101-044-1019

**FIDELITY NATIONAL  
TITLE INSURANCE**  
OC 23014987

# UNOFFICIAL COPY

Dated this 18 day of September 2023

Mary Adkins

MARY A. ADKINS

STATE OF IL  
COUNTY OF Will SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT MARY A. ADKINS, 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 her 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 18 day of September, 2023.

Katie King  
Notary Public



Prepared by: J.Winter, PO Box 583 Palos Heights, Illinois 60463

Mail to: GRANTEE'S ADDRESS  
Name and Address of Taxpayer:

OSCAR A. GALARZA  
6820 Ridge Point Drive  
Unit 2-2C  
Oak Forest IL 60452

OSCAR A. GALARZA  
6820 RIDGE POINT DRIVE  
UNIT 2-2C  
OAK FOREST, IL 60452

Notary Clerk's Office

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**REAL ESTATE TRANSFER TAX**

22-Sep-2023



<b>COUNTY:</b>	100.00
<b>ILLINOIS:</b>	200.00
<b>TOTAL:</b>	300.00

28-18-101-044-1019

| 20230901629521 | 0-746-585-552

Property of Cook County Clerk's Office