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Doc# 2401713196 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/17/2024 01:05 PM Pg: 1 of 3

Dec ID 20240101614312
ST/CO Stamp 0-314-467-376 ST Tax \$230.00 CO Tax \$115.00
City Stamp 0-446-915-632 City Tax: \$2,415.00

Warranty Deed
ILLINOIS STATUTORY
Individual

1/2 23NW 715 1969SK

THE GRANTOR(S) MALGORZATA RIVERA AND GILBERTO RIVERA, of CHICAGO, County of Cook, State of Illinois for and in consideration of Ten And No/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to NATALIA ROZDAIBIDA, unmarried woman, all interest in the following described Real Estate situated in the County of Cook County in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

SUBJECT TO:

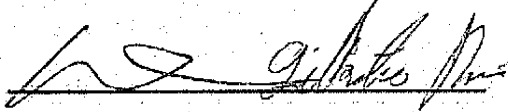
General Real Estate Taxes for the year 2023 and subsequent years not yet due or payable; Covenants, Conditions and Restrictions of record; Building lines and easements, if any.

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(s): 13-18-411-004-1026

Address(es) of Real Estate:

4106 N. Narragansett Avenue
Unit 404
Chicago IL 60634

Dated this 9th day of January, 2024.



Malgorzata Rivera and Gilberto Rivera

~~Subscribed and sworn to before me on this 9th day
of JANUARY, 2024~~

NOTARY PUBLIC

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State of IL

County of Wau

I, Deborah M Pappas a Notary Public in and for said County and State, do hereby certify that Natalia Rodaibida Rivera & Gilbert Rivera personally known to me to be the same person(s) whose name(s), subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as free free and voluntary act, for the purposes and therein set forth.

Given under my hand and official seal, this 9 of Jan 2024.

[Signature]
Notary Public

My commission expires: _____



MAIL TO & FUTURE TAX BILLS TO:
NATALIA RODAIBIDA
4106 N MARSHANETT AVENUE
404
Chicago IL 60634

PREPARED BY:
RAPHAEL D. STAZSLECKI
RDS LAW OFFICES LLC.
415 N. LA SALLE STREET
UNIT 300 A
CHICAGO IL. 60654
312-909-6329

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LEGAL DESCRIPTION

Order No.: 23NW7151969SK

For APN/Parcel ID(s): 13-18-411-004-1026

PARCEL 1:

UNIT NUMBER 404 IN THE RIDGEMOOR ESTATES CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 32 IN DUNNING ESTATES, BEING A SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN,

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 89214994, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE 26 AND STORAGE SPACE 23, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 89214994.

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