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Doc#: 2403745139 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/06/2024 11:49 AM Pg: 1 of 3

Dec ID 20240201626208
ST/CO Stamp 0-362-142-768 ST Tax \$110.00 CO Tax \$55.00
City Stamp 1-949-654-064 City Tax: \$1,155.00



WARRANTY DEED
ILLINOIS STATUTORY
Individual

236LD553105 Pk Bm

by

THE GRANTORS, MITCHELL LE and HAN DAM, husband and wife, owners in FEE SIMPLE of 7306 N. Ridge Blvd., Unit 1B, Chicago, IL 60645, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid, CONVEY and WARRANT to the GRANTEE, BRIAN VISTAN married, to hold all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LEGAL DESCRIPTION:

UNIT NUMBER 1B IN THE RIDGE AVENUE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 3 AND THAT PART OF LOT 5 DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH WEST CORNER OF LOT 4 THENCE WESTERLY TO POINT 150 FEET WEST OF THE WESTERLY LINE OF RIDGE AVENUE AT A POINT IN THE SOUTH LINE OF LOT 3 EXTENDED THENCE NORTHWESTERLY ALONG A LINE PARALLEL TO AND WITH THE WESTERLY LINE OF RIDGE AVENUE TO A POINT 150 FEET WEST OF THE WESTERLY LINE OF RIDGE AVENUE TO A POINT IN THE NORTH LINE OF LOT 3 EXTENDED; THENCE EAST ALONG SAID LINE OF LOT 3 EXTENDED TO THE NORTH WEST CORNER OF LOT 3 THENCE SOUTHEASTERLY ALONG AND UPON THE EASTERLY LINE OF LOT 5 TO THE PLACE OF BEGINNING IN BLOCK 2 IN CONGDON'S RIDGE ADDITION TO ROGERS PARK AS SUBDIVISION OF THE SOUTH 50 ACRES OF THE SOUTH WEST 1/4 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, NORTH OF THE INDIAN BOUNDARY LINE IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 98699790; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

SUBJECT TO: terms, provisions, covenants and conditions of the Declaration of Condominium/Covenants, Conditions and Restrictions ("Declaration/CCRs") and all amendments; public and utility easements including any easements established by or implied from the Declaration/CCRs or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act; installments due after the date of Closing of general assessments established pursuant to the Declaration/CCRs; covenants, conditions and restrictions of record and general and real estate taxes not due and payable at the time of closing.

THIS PROPERTY IS NOT HOMESTEAD PROPERTY

Permanent Real Estate Index Number(s): 11-30-307-216-1004

Address(es) of Real Estate: 7306 N. Ridge Blvd., Unit 1B, Chicago, IL 60645

Dated this 4th day of January, 20 24.

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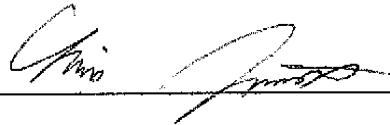
MITCHELL LE

STATE OF CO, COUNTY OF Arapahoe ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY that MITCHELL LE, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of any right of homestead.

Given under my hand and official seal, this 4th day of January, 20 24.

**CHRISTOPHER JOHNSTON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20234030001
MY COMMISSION EXPIRES 08/09/2027**



(Notary Public)

Proprietary of Cook County Clerk's Office

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HAN DAM

STATE OF CO, COUNTY OF ARAPAHOE ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY that HAN DAM, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of any right of homestead.

Given under my hand and official seal, this 4th day of January, 20 24.

CHRISTOPHER JOINSTON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20234030001
MY COMMISSION EXPIRES 08/04/2027

 (Notary Public)

Prepared by:

Bernard Speiser, Esq.
Law Office of Zachary Lynn
3724 N. Cicero Ave.
Chicago, IL 60638

Mail to:

Name and Address of Taxpayer:

Brian Vistan
7306 N. Ridge Blvd.
Unit 1B
Chicago, IL 60645

Property of Cook County Clerk's Office