

# UNOFFICIAL COPY

A24-3523SA

## WARRANTY DEED GENERAL

Doc#: 2412124158 Fee: \$107.00  
CEDRIC GILES  
COOK COUNTY CLERK'S OFFICE  
Date 4/30/2024 10:12 AM Pg: 1 of 3

### Subsequent Tax Bills to:

Evan Ruwe  
4603 N. Racine Ave #304  
Chicago IL 60640

Dec ID 20240401676395  
ST/Co Stamp 0-119-998-768 ST Tax \$450.00 CO Tax \$225.00  
City Stamp 1-992-853-808 City Tax \$4,725.00

### Mail to:

Evan Ruwe  
4603 N. Racine Ave #304  
Chicago IL 60604

THE GRANTOR(S), Jonathan Oz, an unmarried man with an address of 1511 Mars Ave, Lakewoods OH 44107, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid,

CONVEY AND WARRANT TO: Jon-Paul Evans Ruwe a single man  
with an address of 3229 S. Claire Ave, Syracuse, UT  
84075 in the form of ownership: **Fee Simple** all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois to wit:

### LEGAL DESCRIPTION:

SEE ATTACHED

Commonly known as: 4603 N Racine Ave Unit 304 Chicago IL 60640

Permanent Real Estate Index Number: 14-17-207-024-1008 and 14-17-207-024-1016

Subject to real estate taxes not yet due and payable, covenants, conditions, and restrictions of record and building lines and easements as exist, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption laws of the State of ILLINOIS, TO HAVE AND TO HOLD SAID premises.

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

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Dated: 15 day of APRIL, 2024.

Jonathan Oz  
Jonathan Oz

State of OHIO

} SS

County of CUYAHOGA


I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jonathan Oz, signed are 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 he/she signed, sealed and delivered the said instrument as his/her free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 15<sup>th</sup> day of APRIL, 2024.

**KEITH T. ASAMOTO**  
NOTARY PUBLIC • STATE OF OHIO  
Recorded in Cuyahoga County  
My commission expires Jan. 25, 2025



Keith T. Asamoto  
NOTARY PUBLIC  
Commission expires 01/25, 2025

**This instrument was prepared by  
Chicagoland Property Law, LLC.  
Mitchel Mancione Attorney at Law  
5521 N. Cumberland Ave,  
Suite 1120  
Chicago, IL 60656**

REAL ESTATE TRANSFER TAX		28-Apr-2024
	CHICAGO:	3,375.00
	CTA:	1,350.00
	<b>TOTAL:</b>	<b>4,725.00 *</b>

14-17-207-024-1008 | 20240401676395 | 1-992-853-808

\* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		28-Apr-2024
	COUNTY:	225.00
	ILLINOIS:	450.00
	<b>TOTAL:</b>	<b>675.00</b>

14-17-207-024-1008 | 20240401676395 | 0-119-998-788

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## Legal Description

Unit 304 and Parking Space PU-4, together with their undivided percentage interest in the common elements, in 4603 N. Racine Condominium, as delineated and defined on a survey of the following described real estate:

Lots 249 and 250 in William Deering's Subdivision of part of the West 1/2 of the Northeast 1/4 of Section 17, Township 40 North, Range 14, East of the Third principal Meridian;

Which survey is attached as an exhibit to the Declaration of Condominium recorded as Document Number 0326732042, as amended from time to time, in Cook County, Illinois.

Property Address:  
4603 N Racine Ave Unit 304  
Chicago, IL 60640

Pin: 14-17-207-024-1008 and 14-17-207-024-1016

Property of Cook County Clerk's Office