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Doc#: 2413618199 Fee: \$107.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 5/15/2024 12:32 PM Pg: 1 of 4

Dec ID 20240401683603
ST/Co Stamp 1-330-215-216 ST Tax \$210.00 CO Tax \$105.00

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTORS (NAME AND ADDRESS)

Rogelio Ruiz, Jr. and Rosa E. Ruiz
3309 W. 59th Court
Cicero, Illinois 60804

T O W N C L E R K S O F F I C E	Town of Cicero	Address: 3309 W 59TH CT	Real Estate Transfer Tax
		Date: 05/07/2024	\$2,100.00
		Stamp #: 2024-36423	Payment Type: Credit
		By: mastillo	Compliance #: 2024-TXK91TP

(The Above Space for Recorder's Use Only)

THE GRANTORS Rogelio Ruiz, Jr. and Rosa E. Ruiz, husband and wife, not as tenants in common, and not as joint tenants with rights of survivorship, but as tenants by the entirety of the Town of Cicero, Cook County, State of Illinois for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to Michael Hernandez, an unmarried man of the Village of Berwyn, Cook County, State of Illinois the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

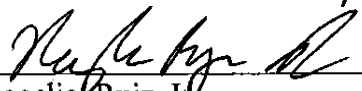
Permanent Index Number(s): 16-32-206-013-0000
Property Address: 3309 W. 59th Ct., Cicero, Illinois 60804

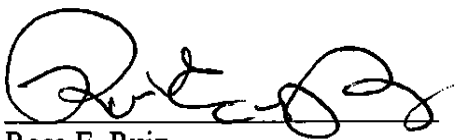
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

Grantee herein is prohibited from the conveying captioned property for sales price for a period of 30 days from 05/14/2024. After this 30 days period, Grantee is further prohibited from conveying the property for a sales price greater than \$252,000 until 90 days from 04/26/2024. These restrictions shall run with the land and are not personal to the Grantee.

Dated this 6th day of May, 2024.


Rogelio, Ruiz, Jr.


Rosa E. Ruiz

FIDELITY NATIONAL TITLE OC24006459




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EXHIBIT A LEGAL DESCRIPTION

LOT 31 IN BLOCK 2 IN CICERO TERRACE, BEING A SUBDIVISION OF ALL THAT PART LYING SOUTH OF THE RIGHT OF WAY OF THE CHICAGO MADISON AND NORTHERN RAILWAY COMPANY (EXCEPT STREET AND HIGHWAYS HERETOFORE DEDICATED) OF THE WEST ½ OF THE WEST ½ OF THE NORTHEAST ¼ OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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		COUNTY:	105.00
		ILLINOIS:	210.00
		TOTAL:	315.00
16-32-206-013-0000		20240401683603	1-330-215-216

Property of Cook County Clerk's Office