#### WARRANTY DEED ILLINOIS STATUTORY

THE GRANTORS (NAME AND ADDRESS)

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

Town of Cicero

Address: 330' 559TH CT Date: 05/07/2024 Stamp #: 2024-16

Real Estate Transfer Tax \$2,100,00 Payment Type: Credit Compliance #: 2 J24-T9LK9JTP

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

(The Above Space for Recorder's Use Only)

THE GRANTORS Rogelio Ruiz, Jr. and Rosa E. Ruiz, husband and wife, not as tenants in R common, and not as joint tenants with rights of survivorship, but as tenants by the entgirety 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 unnarried man of the Village of Berwyn, Cook County, State of Illinois the following described real e tate 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 Hon estead 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.

65/14/2624 RE Grantee herein is prohibited from the conveying captioned property for sales price for a period of 30 days from 04/26/2024. 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. 05/14/2024 28 These restrictions shall run with the land and are not personal to the Grantee.

Dated this 4 day of M, 2024.

FIDELITY NATIONAL TITLE OC24006459

STATE OF ILLINOIS	)
	) SS
COUNTY OF COOK	)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Rogelio Ruiz, Jr. and Rosa E. Ruiz personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered in the instrument as their 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 kand and notarial seal, this 8 day of M, 2024.

THIS INSTRUMENT PREPARED BY Bruce A Slivnick Bruce A. Slivnick Attorney At Law 707 Lake Cook Rd #316 Deerfield, IL 60015

OFFICIAL SEAL **ELLA SAZONOVA** NOTARY PUBLIC, STATE OF ILLINOIS

SEND SUBSEQUENT TAX BILLS TO: / WWW ...

3309 W 55 met Crevo, 16 60804

#### 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.

Property of Cook County Clerk's Office

Property of Cook County Clerk's Office

20240401683603 | 1-330-215-216



