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Doc#: 242223097 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 8/9/2024 11:34 AM Pg: 1 of 3

Dec ID 20240701652772

ST/Co Stamp 1-361-599-280 ST Tax \$675.00 CO Tax \$337.50

City Stamp 0-556-292-912 City Tax \$7,087.50

WARRANTY DEED

ILLINOIS STATUTORY

PT 24-10189 (FA)
100 & Co

MAIL TO:

DANIEL JOSEPH RUIZ

859 North Hermitage Avenue, Unit 3

Chicago, Illinois 60622

NAME & ADDRESS OF TAXPAYER:

DANIEL JOSEPH RUIZ

859 North Hermitage Avenue, Unit 3

Chicago, Illinois 60622

THE GRANTOR(S) **ANN W. ALLANSON**, unmarried, of Chicago, Illinois, for and in consideration of TEN DOLLARS and other good and valuable considerations in hand paid, CONVEY(S) AND WARRANT(S) to **DANIEL JOSEPH RUIZ**, unmarried, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to-wit:

LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

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. Sellers hereby release and waive all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number(s): 17-06-430-076-1003

Property Address: 859 North Hermitage Avenue, Unit 3, Chicago, Illinois 60622

Dated this 5th TH day of July, 2024.



ANN W. ALLANSON

PROPER TITLE, LLC

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STATE OF GA)
) SS.
County of Cobb)

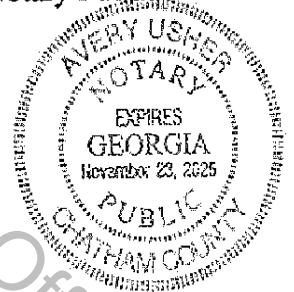
I, the undersigned a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT ANN W. ALLANSON (GRANTORS), personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they/he/she signed, sealed and delivered the instrument as its/his/her 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 and notarial seal this 5th day of JULY, 2024.



Notary Public

My commission expires on November 23rd, 2025.



NAME AND ADDRESS OF PREPARER:

Colby M. Green, Esq.
838 Park Avenue
River Forest, Illinois 60305

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PARCEL 1:

UNIT 3 IN THE 859 NORTH HERMITAGE CONDOMINIUM. AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THE NORTH 1/2 OF LOT 3 IN BLOCK 19 IN JOHNSTON'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH ALL BUILDING AND IMPROVEMENTS THEREON, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 18, 2007 AS DOCUMENT NUMBER 0735203020, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF GARAGE SPACE G-3, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION, AFORESAID, RECORDED AS DOCUMENT NUMBER 0735203020.

PARCEL 3:

THE EXCLUSIVE RIGHT TO THE USE OF ROOF DECK R-U, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION, AFORESAID, RECORDED AS DOCUMENT NUMBER 0735203020.

Property of Cook County Clerk's Office