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WARRANTY DEED ILLINOIS STATUTORY

Doc# 2422902079 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 8/16/2024 10:16 AM Pg: 1 of 3

Doc ID 20240701657258

ST/Co Stamp: 1:220-980-528 ST Tax \$270.00 CO Tax \$135.00

Above Space for Recordors Use Only

THE GRANTOR, **Angela B. Ruiz**, not individually but as Trustee of the **Angela B. Ruiz Family Trust**, under the provisions of a Trust Agreement created on **October 18, 2022**, of the City of Northlake, County of Cook, State of Illinois for and in consideration of Ten and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to the GRANTEES, **Erika Mendoza and Debbi Olmedo**, a married couple, as tenants by the entirety all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: *as Joint Tenants*

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

Permanent Real Estate Index Number(s): 12-32-112-015-0000

Address of Real Estate: 216 Major Drive, Northlake, Illinois 60164

Grantee's Address: _____

SUBJECT TO: Covenants, restrictions of record including any easements, and general real estate taxes not yet due and payable, building lines, building restrictions of record, zoning and building laws and ordinances, public and utility easements and acts done or suffered by or through the Grantee.

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

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LEGAL DESCRIPTION EXHIBIT "A"

Situated in the County of Cook, State of Illinois, to wit:

Lot 15 in Block 9 in Section 2 of Country Club Addition to Midland Development Company's Northlake Village being a subdivision of the Southwest 1/4 (except the South 100 rods) West 1/2 of the Southeast 1/4 (except the South 100 rods) South 1/2 of the Northwest 1/4 and Southwest 1/4 of Northeast 1/4 all in Section 32, Township 40 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office