

UNOFFICIAL COPY

WARRANTY DEED Statutory (Illinois)

THE GRANTORS, JAMES D. BAKER and KRISTIN M. BAKER, husband and wife, of the Village of Oak Park, County of Cook and State of Illinois, for the consideration of Ten and no/100 Dollars (\$10.00), and other good and valuable consideration, in hand paid, CONVEY AND WARRANT TO CHRISTOPHER KING and JENNIFER KING husband and wife, of OAK PARK, IL



Doc#: 0822526232 Fee: \$38.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/12/2008 01:40 PM Pg: 1 of 2

as tenants by the entirety, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

103 APP-080368
SEE LEGAL DESCRIPTION RIDER ATTACHED HERETO.

Subject to: Real Estate taxes for the year 2007 and subsequent years; covenants, conditions and restrictions of record; terms, provisions, covenants and conditions of Declaration of Condominium and all amendments thereto; public and utility easements including any easements established by or implied from the Declaration of Condominium or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act; installments due after the date of closing of general assessments established pursuant to the Declaration of Condominium.

Real Estate Tax Number: 16-07-313-028-1003

Address of Real Estate: 245 S. Oak Park Avenue, Unit C, Oak Park, IL 60302

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 as tenants by the entirety forever.

DATED this 17th day of July, 2008

[Signature] (SEAL)
James D. Baker

[Signature] (SEAL)
Kristin M. Baker

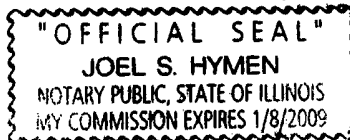
STATE OF ILLINOIS)
COUNTY OF LAKE) SS

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that JAMES D. BAKER and KRISTIN M. BAKER, husband and wife, 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 the said 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 hand and official seal this 17 day of July, 2008

[Signature]
Notary Public

MAIL TO:
CHRIS KING
245 S. OAK PARK AVE #C
OAK PARK, IL 60302



SEND SUBSEQUENT TAX BILL TO:
← SAME (CHRIS KING)

This instrument was prepared by JOEL S. HYMEN, 1411 McHenry Road, Suite 125, Buffalo Grove, IL 60089.

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Address Given: 245 S Oak Park Avenue Unit C,
Oak Park IL 60302
Property TAX No : 16-07-313-028-1003

Legal Description:
PARCEL 1:

UNIT C IN THE OAK PARK PRAIRIE PLACE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOT 11 (EXCEPT THE NORTH 2 FEET OF THE WEST 40 FEET THEREOF) IN BLOCK 4 IN HIATT'S SUBDIVISION OF THE NORTH 1/2 OF THE EAST 40 ACRES OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT 99408754 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

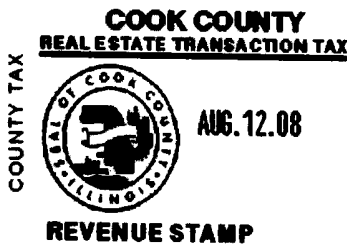
PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-1, ASSIGNED TO UNIT "C", A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID.

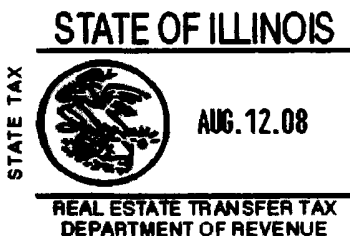


JUL. 30. 08

# 0000010286	REAL ESTATE TRANSFER TAX
	027 12.00
	FP 102801



# 0000045929	REAL ESTATE TRANSFER TAX
	0016950
	FP 103042



# 0000033664	REAL ESTATE TRANSFER TAX
	0033900
	FP 103037

AFF-0802368
EX LEGAL AFF-0802368