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Doc#: 1528749284 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/14/2015 03:32 PM Pg: 1 of 3

WARRANTY DEED

WHEN RECORDED MAIL TO:
Colleen A. Clarke, PC
156 E. Main Street
Lake Zurich, Illinois 60047

SEND TAX BILLS TO:
Kristen Halvorsen
322 S. Ridgeland Avenue #1
Oak Park, Illinois 60302

Above Space for Recorder's Use Only

The GRANTORS, Justin M. Nieting and Heather Nieting, Husband and Wife, as joint tenants, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby CONVEY and WARRANT unto the GRANTEES, Kristen Joanna Halvorsen, single, of 220 N. Oak Park Avenue, Unit 3U, Oak Park, Illinois 60302, the following described real estate situated in the County of Cook, State of Illinois, to-wit:

See attached Exhibit -A-

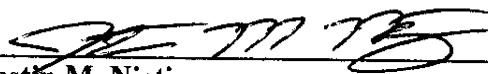
Property Address: 322 S. Ridgeland Avenue #1, Oak Park, Illinois 60302

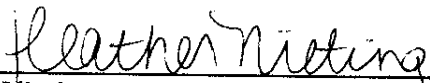
Permanent Index Number: 16-08-312-023-1004

Subject only to: general real estate taxes not due and payable at the time of Closing; 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.

HEREBY RELEASING ALL HOMESTEAD RIGHTS:

IN WITNESS WHEREOF, the GRANTORS, Justin M. Nieting and Heather Nieting, Husband and Wife, as joint tenants, have caused their names to be signed to this instrument, dated this 25 of September, 2015.


Justin M. Nieting


Heather Nieting

(Baird & Warner Title Services, Inc.
475 North Martingale
Suite 120
Schaumburg, IL 60173)

Bills - 25837 10/2/15

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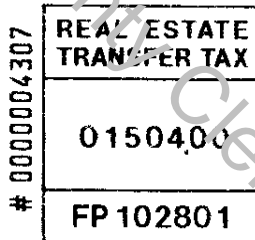
STATE OF Illinois)
COUNTY OF Cook) SS

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that, **Justin M. Nieting and Heather Nieting, Husband and Wife, as joint tenants**, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me in person and acknowledged that they signed and delivered the same instrument as their free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 25 day of September, 2015.



Hope Geldes
Notary Public
My commission expires: 7/20/18



REAL ESTATE TRANSFER TAX		09-Oct-2015
COUNTY:	94.00	
ILLINOIS:	188.00	
TOTAL:	282.00	

16-08-312-023-1004 | 20150901627644 | 1-139-097-664

THIS INSTRUMENT WAS PREPARED BY:
Hope F. Geldes
Geldes Law, Ltd.
818 S. Kenilworth Ave.
Oak Park, Illinois 60304

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LEGAL DESCRIPTION:

PARCEL 1: UNIT 322-A TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN ARBOR PLACE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 99631268, AS AMENDED, IN THE SOUTHWEST 1/4 OF SECTIONS 7 AND 8, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE NOS. 11 AND 12, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

NOTE FOR INFORMATIONAL PURPOSES ONLY:

Commonly known as: 322 S. Rügeland Avenue, Unit 1, Oak Park, IL 60302

Property of Cook County Clerk's Office