

# UNOFFICIAL COPY

## WARRANTY DEED

Statutory (Illinois), Individual to Individuals



Doc#: 1529633014 Fee: \$40.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 10/23/2015 09:36 AM Pg: 1 of 2

The GRANTOR, GARY STEIN, married to SARAH STEIN, of the City of Portage, County of Porter, State of Indiana, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, to him in hand paid, CONVEYS and WARRANTS to NATHANIEL MOORE and TANYA TAYLOR, of 1016 Erie Street, Oak Park, Illinois 60302, not as Tenants in Common but as Joint Tenants, the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

For Recorder's Use Only

First American Title  
Order # 2688023

Legal Description set forth on Exhibit "A" attached hereto and by this reference incorporated herein. 7 (of 1)

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 forever.

Permanent Real Estate Index Number: 16-07-112-014-1003  
Address of Real Estate: 1130 Ontario Street Unit A-3, Oak Park, Illinois 60302



DATED this 30th day of September, 2015

Gary Stein  
GARY STEIN

(SEAL)

Sarah Stein  
SARAH STEIN (signing for the sole purpose of waiving her right of homestead)

(SEAL)

State of INDIANA, County of PORTER, SS: I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that GARY STEIN and SARAH STEIN, 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 29th day of September, 2015

Commission expires Dec. 3, 20 22

Rachael Breininger  
Notary Public

S  
P  
S  
COY  
MID

This instrument was prepared by Stephen E. Vargo, 77 West Washington, Suite 1620, Chicago, IL 60602

MAIL TO: Francesca R. Patano  
Kennelly & Associates  
1010 Lake Street, Suite 605  
Oak Park, Illinois 60301

SEND SUBSEQUENT TAX BILLS TO:  
NATHANIEL MOORE and TANYA TAYLOR  
1130 Ontario Street  
Unit A-3  
Oak Park, Illinois 60302

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## EXHIBIT "A"

UNIT NUMBER A-3 AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE (HEREIN REFERRED TO AS THE PARCEL):

LOT 12 IN BLOCK 7 IN KETTLESTRINGS ADDITION TO HARLEM IN THE NORTHERN PART OF THE NORTHWEST ¼ 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 OWNERSHIP MADE BY THE AVENUE BANK AND TRUST COMPANY OF OAK PARK, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 3, 1977 AND KNOWN AS TRUST NUMBER 1814 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON DECEMBER 23, 1977 AS DOCUMENT 24250124, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION OF CONDOMINIUM OWNERSHIP AND SURVEY) IN COOK COUNTY, ILLINOIS.

ALSO

A PERPETUAL EASEMENT CONSISTING OF THE RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE AND RIGHT TO USE FOR PARKING PURPOSES SPACES NO. 8, AS DELINEATED ON THE SURVEY ATTACHED AS EXHIBIT "A" TO SAID DECLARATION OF CONDOMINIUM OWNERSHIP, ALL IN COOK COUNTY, ILLINOIS.

Subject only to the following, if any: 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; general real estate taxes not due and payable at the time of Closing; terms, provisions, covenants and conditions of the Declaration of Condominium and all amendments; public and utility easements including any easements established by or implied from the Declaration 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.



OCT.-2.15

# 0000004305	REAL ESTATE TRANSFER TAX
	0072800
	FP 102801

REAL ESTATE TRANSFER TAX

15-Oct-2015



COUNTY:	45.25
ILLINOIS:	90.50
<b>TOTAL:</b>	<b>135.75</b>

16-07-112-014-1003 | 20151001632340 | 2-095-079-488