

# UNOFFICIAL COPY

Doc#. 1711617051 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/26/2017 11:28 AM Pg: 1 of 3

Dec ID 20170401642051  
ST/CO Stamp 1-320-870-336 ST Tax \$685.00 CO Tax \$342.50

## WARRANTY DEED

The Grantors, **CHRISTOPHER SHIELDS** and **MARY O'CONNOR SHIELDS**, husband and wife, of Oak Park, County of Cook, in the State of Illinois, for and in consideration of TEN & NO/100 (\$10.00) Dollars, and other good and valuable consideration in hand paid, Conveys and Warrant to the Grantees, **DAVID FRIEDMANN** and **KATHERINE FRIEDMANN**, husband and wife, of Chicago, County of Cook, State of Illinois, not as joint tenants, and not as tenants in common, but as tenants by the entirety, the following described Real Estate situated in Oak Park, Cook County, Illinois; to wit:

The above Space for Recorder's Use only

PLEASE SEE ATTACHED LEGAL DESCRIPTION

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.

Permanent Real Estate Index Number: 16-18-225-025-0000

**PRAIRIE TITLE**  
6821 W. NORTH AVE.  
OAK PARK, IL 60302


Address of the Property: 825 Wesley Ave., Oak Park, IL 60304

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

DATED: This 20<sup>th</sup> day of April, 2017.



**CHRISTOPHER SHIELDS**



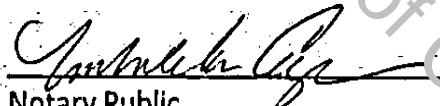
**MARY O'CONNOR SHIELDS**

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State of Illinois }  
 } ss.  
 County of Cook }



I, The undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that, **CHRISTOPHER SHIELDS** and **MARY O'CONNOR SHIELDS** personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed, sealed and delivered the said instrument as 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 hand and Seal  
 this 20 day of April, 2017.

  
 Notary Public  
 This instrument was prepared by:



Nichole Capraro  
 Stewart and Capraro  
 1010 Lake Street, Suite 612  
 Oak Park, IL 60301

REAL ESTATE TRANSFER TAX		25-Apr-2017
		COUNTY: 342.50
		ILLINOIS: 685.00
		TOTAL: 1,027.50
16-16-225-025-0000		20170401642051   1-320-870-336

Mail Recorded Deed to:


Deanna Ryan  
~~1771 W. Diehl Rd., Suite 120~~  
~~Naperville, IL 60563~~  
 1121 W. Wrightwood Ave.  
 Chicago, IL 60644

Mail subsequent tax bills to:

David & Katherine Friedmann  
 825 Wesley Ave,  
 Oak Park, IL 60304

**Real Estate Transfer Tax**

\$5,480.00



www.oak-park.us

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## LEGAL DESCRIPTION

**LOT 8 IN THE SUBDIVISION OF BLOCK 8 IN HUTCHINSON AND ROTHERMEL'S SUBDIVISION BEING A SUBDIVISION OF THE WEST 1/2 OF LOT 3 IN THE SUBDIVISION IN SECTION 18, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE WEST 1/2 OF THE SOUTHWEST 1/4 THEREOF) ALSO OF BLOCK 1, 6, 7, 12, 13 OF THE SUBDIVISION OF LOTS 1, 2 AND 3 IN THE PARTITION OF THE EAST 1/2 OF LOT 2 IN SAID SUBDIVISION OF SECTION 18 AFORESAID, IN COOK COUNTY, ILLINOIS.**

**COMMONLY KNOWN AS: 825 Wesley Ave., Oak Park, IL 60304**

**PERMANENT INDEX NUMBER: 16-18-225-025-0000**

Property of Cook County Clerk's Office