

# UNOFFICIAL COPY

## WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR (NAME AND ADDRESS)

Anne Ramsell Dowd  
2401 S. Euclid  
Berwyn, IL 60402

**FIRST AMERICAN TITLE**  
**FILE #** 2850283



\*1713204026\*

Doc# 1713204026 Fee \$42.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/12/2017 10:16 AM PG: 1 OF 3

(The Above Space for Recorder's Use Only)

THE GRANTOR Anne M. Ramsell, n/k/a Anne R. Dowd, a married woman, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Mai Tuyet Nguyen, , the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

**SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"**

15-12-205-024.

Permanent Index Number(s): ~~151-220-5024-1004~~

Property Address: 7200 Oak Avenue, Unit 2NE, River Forest, IL 60305

**SUBJECT TO:** Covenants, conditions and restrictions of record, private and utility easements and roads and highways, general taxes for the year 2016 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

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

Dated this 4th day of May, 2017.

THIS IS NOT HOMESTEAD PROPERTY

Anne R. Dowd

(Seal)



VILLAGE OF RIVER FOREST

Real Estate Transfer Tax

Date 5/3/17 Amt Paid \$58.00

### REAL ESTATE TRANSFER TAX

11-May-2017



COUNTY: 29.00  
ILLINOIS: 58.00  
TOTAL: 87.00

15-12-205-024-1004

20170501649968

0-707-736-000

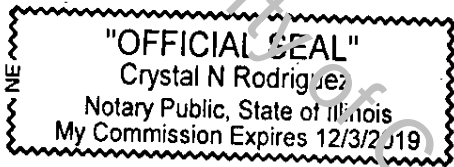
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STATE OF ILLINOIS        )  
                                          ) SS,  
COUNTY OF DUPAGE        )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Anne R. Dowd personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered in the instrument as 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 notarial seal, this 4th day of May, 2017.



*Crystal N Rodriguez*  
\_\_\_\_\_  
Notary Public

THIS INSTRUMENT PREPARED BY  
Erin V. Halpin  
Roscich & Martel Law Firm, LLC  
214 1/2 S. Washington Street  
Naperville, IL 60540

MAIL TO:  
Lauren LoMonaco  
LoMonaco & LoMonaco, LLP  
1580 S. Milwaukee Ave. #220  
Libertyville, IL 60048

SEND SUBSEQUENT TAX BILLS TO:  
Mai Tuyet Nguyen  
7200 Oak Avenue  
Unit 2NE  
River Forest, IL 60305

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## EXHIBIT A LEGAL DESCRIPTION

UNIT 7200-2NE TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN RIVER FOREST GARDEN APARTMENTS CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 25502991, IN THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office