

1717648

WARRANTY DEED  
TENANTS BY THE ENTIRETY  
Statutory (ILLINOIS)  
(Individual to Individual)

Doc#: 1717455000 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/23/2017 09:18 AM Pg: 1 of 3

Dec ID 20170501665069  
ST/CO Stamp 1-435-637-184 ST Tax \$569.00 CO Tax \$284.50

THE Grantor, Ayded Rosa, unmarried, and Jane McClelland, unmarried, of Oak Park, Illinois, for and in consideration of ten and no/100 dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to HELLA BRAUC and RICKY SMITH, of 221 N. Grove Ave., 2N, Oak Park, IL 60302, husband and wife, not as Joint Tenants, or as Tenants in Common, but as Tenants by the Entirety, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See attached for legal description.

Permanent Index Number: 16-06-303-012-0000


Property Address: 802 FOREST AVENUE, OAK PARK, IL 60302


Subject To: General real estate taxes not due and payable at the time of closing; covenants, conditions and restrictions of record; building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the real estate.

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, not as Joint Tenants, or as Tenants in Common, but as Tenants by the Entirety, forever.

Dated this 22<sup>ND</sup> day of JUNE, 2017

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

  
Ayded Rosa

  
Jane McClelland

# UNOFFICIAL COPY

State of Ill  
County of Cook (ss)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Ayded Rosa, Jane McClelland, 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.

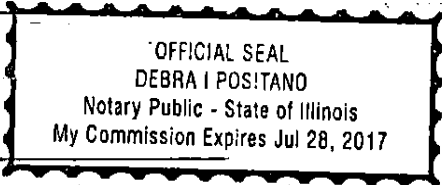
Given under my hand and official seal

this 22nd day of June, 2017

Commission expires 7.28.17

Debra S. Positano

Notary Public



This instrument was prepared by Pellegrini & Cristiano, 6817 West North Avenue, Oak Park, Illinois 60302.

Mail To:

PETER J. LATZ + ASSOC. LLC  
104 N. OAK PARK, IL 60304

Send Subsequent Tax Bills To:

Brauc/Smith  
802 Forest Ave.  
Oak Park, IL 60302

OR

Recorder's Office Box No.: \_\_\_\_\_

**Real Estate Transfer Tax**

**\$4,552.00**



Oak Park

www.oak-park.us

REAL ESTATE TRANSFER TAX		22-Jun-2017
COUNTY:	284.50	
ILLINOIS:	569.00	
TOTAL:	853.50	

16-06-303-012-0000 | 20170501665069 | 1-435-637-184

# UNOFFICIAL COPY

## LEGAL DESCRIPTION

**THE SOUTH 57.84 FEET (EXCEPT THE SOUTH 27.84 FEET) OF LOT 6 IN BLOCK 8 IN WILLIAM C. REYNOLD'S SUBDIVISION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**Commonly known as 802 Forest Avenue, Oak Park, IL 60302**

**Permanent Index Number: 16-06-303-012-0000**

Property of Cook County Clerk's Office