

170102-800938

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PREPARED BY:
Thomas F. Courtney, Attorney at Law, P.C.
7000 W. 127th Street
Palos Heights, IL 60463



Doc# 1717801021 Fee \$40.00
RHSP FEE: \$9.00 RPRF FEE: \$1.00
KAREN A. YARBROUGH
COOK COUNTY RECORDER OF DEEDS
DATE: 06/27/2017 04:10 PM PG: 1 OF 2

MAIL TAX BILL TO:
Maria I. Garcia
1126 W Washington Blvd #1A
Oak Park, IL 60302

MAIL RECORDED DEED TO:
Daniel Stefanczuk
Attorney at Law
6841 W. Belmont Ave.
Chicago, IL 60634

WARRANTY DEED
Statutory (Illinois)

THE GRANTOR(S), Kelly E. Nelson a/k/a Kelly E. Blankshain, married to Christopher J. Blankshain, of the City of Oak Park, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANT(S) to Maria I. Garcia, an ~~unmarried~~ ^{married} women of the City of Elmwood Park, State of Illinois, all right, title, and interest in the following described real estate situated in the County of COOK, State of Illinois, to wit:

PARCEL 1:
UNIT 1126-1A IN THE LION'S GATE CONDOMINIUMS, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING TRACT OF LAND: THE SOUTH 29 FEET OF LOT 26, ALL OF LOTS 29, 32, AND 35, IN SCOVILLE AND NILES SUBDIVISION OF BLOCK 5 IN SCOVILLE AND NILES ADDITION TO OAK PARK, BEING A SUBDIVISION OF THE WEST 40 ACRES OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT 'D' TO THE DECLARATION OF CONDOMINIUM RECORDED JULY 2, 2007 AS DOCUMENT NUMBER 0718316025, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:
THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-35, LIMITED COMMON ELEMENT, AS DEFINED AND SET FORTH IN SAID DECLARATION OF CONDOMINIUM RECORDED JULY 2, 2007 AS DOCUMENT NUMBER 0718316025.

Permanent Index Number(s): 16-07-315-029-1032
Property Address: 1126 W Washington Blvd #1A, Oak Park, IL 60302

Subject, however, to the general taxes for the year of 2016, and thereafter, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

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

Dated this 13th day of June, 2017
Kelly E. Nelson
Kelly E. Blankshain
Kelly E. Nelson a/k/a Kelly E. Blankshain

Christopher J. Blankshain
Christopher J. Blankshain

SV
P
S
SC
INT

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

Attorneys' Title Guaranty Fund, Inc.
1 S. Wacker Dr., Ste. 2400
Chicago, IL 60606-4650
Attn: Search Department

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Kelly E. Nelson a/k/a Kelly E. Blankshain, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as

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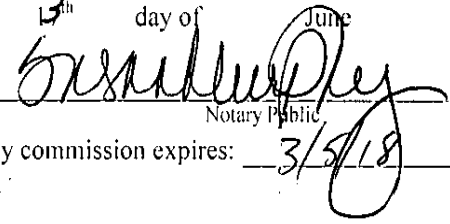
Given under my hand and notarial seal, this

13th

day of

June

, 2017

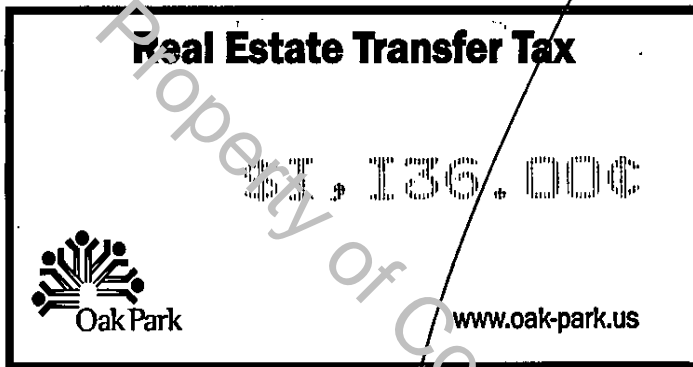


Notary Public

My commission expires:

3/5/18

Exempt under the provisions of paragraph _____

**REAL ESTATE TRANSFER TAX**

22-Jun-2017



COUNTY:	71.00
ILLINOIS:	142.00
TOTAL:	213.00

16-07-315-029-1032

| 20170501658524 | 0-873-338-304

Property of Cook County Clerk's Office