

# UNOFFICIAL COPY

Doc#: 1732008040 Fee: \$50.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 11/16/2017 11:02 AM Pg: 1 of 2

## WARRANTY DEED

Dec ID 20171101653584  
ST/CO Stamp 1-420-046-272 ST Tax \$352.50 CO Tax \$176.25

### MAIL TO:

Law Offices of  
Kevin F. Alexander  
830 North Blvd. Suite A  
Oak Park, IL 60301

GRANTORS, Cynthia D. Cioppa and Thomas M. Cioppa, husband and wife, of 1524 Sheepshead Bay Road, Apt 14B, Brooklyn, NY 11235, for and in consideration of TEN and 00/100 Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency is hereby acknowledged, CONVEY and WARRANT to the GRANTEE,  
**Debra Perry, A Single Woman**  
of 4112 N. Campbell Ave., Chicago, IL 60613,

as ~~Joint Tenants with right of survivorship~~, the following described real estate situated in the County of Cook, State of Illinois to-wit:

THAT PART OF THE SOUTH HALF OF LOT 10 AND ALL OF LOTS 11 AND 12 (TAKEN AS A TRACT) IN SHIPPEN'S ADDITION TO OAK PARK IN THE WEST HALF OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT: THENCE NORTH 89 DEGREES 50 MINUTES 45 SECONDS WEST, A DISTANCE OF 109.91 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 50 MINUTES 45 SECONDS WEST, A DISTANCE OF 27.20 FEET; THENCE NORTH 0 DEGREES 0 MINUTES 23 SECONDS WEST, A DISTANCE OF 61 FEET; THENCE SOUTH 89 DEGREES 50 MINUTES 45 SECONDS EAST, A DISTANCE OF 27.37 FEET; THENCE SOUTH 0 DEGREES 9 MINUTES 15 SECONDS WEST, A DISTANCE OF 61 FEET; TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Commonly known as: 193 S. Grove Avenue, Unit 6, Oak Park, IL 60304

Permanent Index Number 16-18-328-042-0000

Subject to: general real estate taxes not due and payable at the time of Closing; covenants, conditions and restrictions of record; and building lines and easements, terms, provisions, covenants and conditions of the Declaration of Townhome/Covenants, Conditions and Restrictions and all amendments; public and

Bard & Warner Title Services, Inc.  
475 North Martingale  
Suite 120  
Schaumburg, IL 60173

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utility easements including any easements established by or implied from the Declaration of Townhome/Covenants, Conditions and Restrictions 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 of Townhome/Covenants, Conditions and Restrictions.

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.

DATED this 4 day of November, 2017.

Thomas M. Cioppa  
Thomas M. Cioppa

Cynthia D. Cioppa  
Cynthia D. Cioppa

STATE OF New York

COUNTY OF Kings

## REAL ESTATE TRANSFER TAX

15-Nov-2017



COUNTY: 176.25  
ILLINOIS: 352.50  
TOTAL: 528.75

16-18-328-042-0000

20171101653584 | 1-420-046-272

I, the undersigned, a Notary Public in and for said County in the State aforesaid DO HEREBY CERTIFY that Cynthia D. Cioppa and Thomas M. Cioppa the above named person personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed sealed and delivered said instrument as their free and voluntary act for the uses and purposes herein set forth.

Given under my hand and official seal this 4th day of November, 2017.

(SEAL)

This document prepared by:

Amy E. Ketchum

Attorney at Law

524 South Kenilworth Ave

Oak Park, IL 60304

708-524-5096

Send future tax bills to: AND RETURN TO:

Debra Perry

1193 S. Grove Avenue, Unit 6

Oak Park, IL 60304

## Real Estate Transfer Tax

\$2,824.00



www.oak-park.us

GIANCARLO L. MCCORMACK  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 01MC6335132  
Qualified in Richmond County  
Commission Expires Dec, 28, 2019