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Doc# 1816216041 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/11/2018 01:15 PM PG: 1 OF 3

This Instrument Prepared by:

United Title Affiliates, Inc.
429 Apollo Beach Blvd.
Apollo Beach, FL. 33572

This space for recording information only

Return to and mail tax statements to:

Patrick & Mary O'Brien
225 N. Grove Ave. Unit 2
Oak Park IL 60302

Property Tax ID#: 16-07-116-018-1003

SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED, executed this 20th day of May 2018, The Northern Trust Company, hereinafter called GRANTOR, grants to Patrick O'Brien and Mary O'Brien, husband and wife, as joint tenants with right of survivorship, whose address is 227 N. Grove Ave. Unit 3, Oak Park, IL. 60302 hereinafter called GRANTEE:

Wherever used herein the terms "GRANTOR" AND "GRANTEE" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.

GRANTOR, for and in consideration of the sum of \$91,500.00. and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells assigns, remiss, releases, conveys and confirms unto the GRANTEE, all that certain land, situated in Cook County, Illinois, viz:

**"SEE COMPLETE LEGAL ATTACHED AS
EXHIBIT "A" INCLUDED HERewith AND
MADE A PART HEREOF"**

PROPERTY ADDRESS: 225 N. Grove Ave. Unit 2 Oak Park, IL. 60302

Seller to convey the title by special warranty deed without any other covenants of the title or the equivalent for the state the property is located. Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To have and to hold, the same in fee simple forever.

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And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, hereby specially warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

In witness whereof, Grantor has hereunto set a hand and seal the day and year first written above.

The Northern Trust Company



By: Charlene Soby
Its: Vice President

STATE OF ILLINOIS)

COUNTY OF COOK)

Real Estate Transfer Tax

\$736.00

3212

The foregoing instrument was hereby acknowledged before me this 29th day of May, 2018, by Charlene Soby, Its: Vice President of The Northern Trust Company, who is personally known to me or who has produced _____, as identification, and who signed this instrument willingly.



Notary Public
My commission expires:

MICHAEL D DUNCAN
Official Seal
Notary Public - State of Illinois
My Commission Expires Nov 16, 2021

REAL ESTATE TRANSFER TAX 11-Jun-2018



COUNTY:	45.75
ILLINOIS:	91.50
TOTAL:	137.25

16-07-116-018-1003 | 20180601688400 | 0-070-542-112

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EXHIBIT A

The following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

Unit 225-2 in the Villa Grove Condominium, as delineated on a Plat of Survey of the following described tract of land:

The South 53 feet of the North 78 feet of the East 1/2 of the West 341.2 feet of Lot 12 in Block 1 in Kettlestring's Addition to Harlem, being a Subdivision of the North part of the Northwest 1/4 of Section 7, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois; which Plat of Survey is attached as Exhibit 'D' to the Declaration of Condominium recorded March 21, 2000 as Document 00-197841, together with its undivided percentage interest in the common elements.

Being the same property conveyed to The Northern Trust Company in deed dated 2/6/2018, recorded 3/13/2018 in Instrument #1807219054 in the County of Cook and State of Illinois.

More commonly known as: 225 N Grove Ave Unit #2, Oak Park, IL 60302

Parcel/tax id: 16-07-116-018-1003