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WARRANTY DEED TENANTS BY THE ENTIRETY

Doc#: 1818012071 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/29/2018 11:44 AM Pg: 1 of 4

Dec ID 20180601689835
ST/CO Stamp 1-945-121-568 ST Tax \$420.00 CO Tax \$210.00

BW1804 2377 1/2

Property of Cook County Clerk's Office

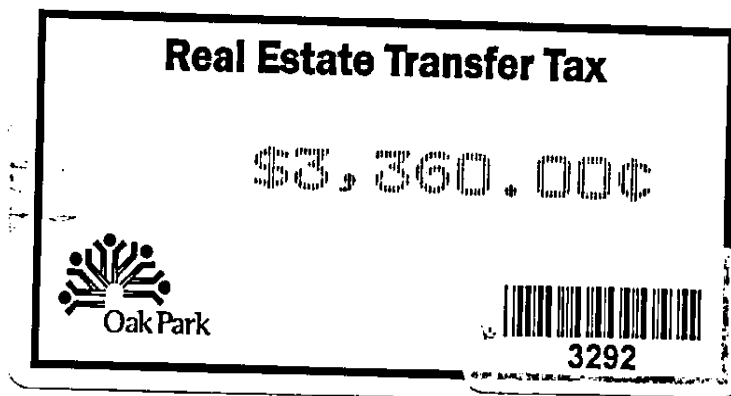
THE GRANTOR(S), MONTY P. GREGOR and PATRICIA S. GREGOR, married to each other, and of 413 Wisconsin Avenue, Unit D, Village of Oak Park, County of Cook, State of Illinois, 60302, for and in consideration of \$10.00 in hand paid, convey(s) and warrants(s) to RYLAN A. MARTIN and JAMES T. WALLACE, married to each other, and of 1016 N. Taylor Avenue, Village of Oak Park, County of Cook, State of Illinois 60608, and 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:

ADDRESS: 413 WISCONSIN AVENUE, UNIT, D, OAK PARK, IL 60302
LEGAL DESCRIPTION: ATTACHED HERETO

SUBJECT TO: all easements, conditions, covenants, restrictions of record, all real estate taxes not due as of closing, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

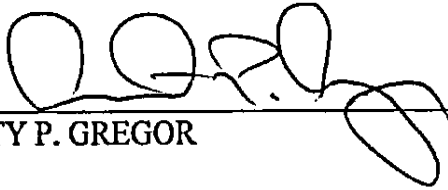
Permanent Real Estate Index Number(s): 16-07-322-048-0000
Address of Real Estate: 413 WISCONSIN AVENUE, UNIT D, OAK PARK, IL 60302

Dated this 6th day of June, 2018

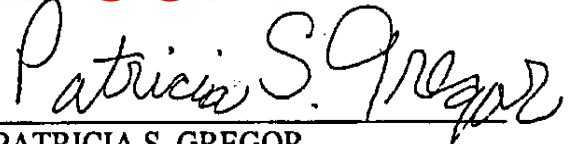


Baird & Warner Title Services, Inc.
475 North Martingale
Suite 120
Schaumburg, IL 60173

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MONTY P. GREGOR


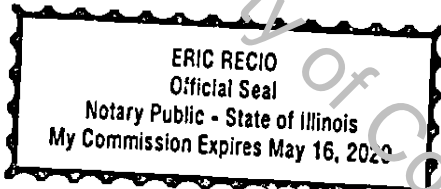


PATRICIA S. GREGOR

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT MONTY P. GREGOR and PATRICIA S. GREGOR, personally known to me to be the person(s) whose name(s) 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 6th day of JUNE, 2018



(Notary Public)

Prepared By:
AMY MURAN FELTON, ESQ.
332 LINDEN AVENUE
OAK PARK, ILLINOIS 60302

Mail To:
JONATHAN GROLL, ESQ.
830 NORTH BOULEVARD, SUITE A
OAK PARK, IL 60301

Name and Address of Taxpayer/Address of Property:

~~SEAN KELLEY and CHELSEA KELLEY~~
~~1122 N. LOMBARD AVENUE~~
OAK PARK, IL 60302

Martin + Wallace
413 W CONSON, D

REAL ESTATE TRANSFER TAX

28-Jun-2018



COUNTY:	210.00
ILLINOIS:	420.00
TOTAL:	630.00

16-07-322-048-0000 | 20180601689835 | 1-945-121-568

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Exhibit A

PARCEL 1: THOSE PARTS OF PROPERTY AND SPACE LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +51.88 FEET ABOVE CHICAGO CITY DATUM, DESCRIBED AS FOLLOWS: THAT PART OF LOT 48 AND THE NORTH ½ OF LOT 49 (EXCEPT THE SOUTH 15 FEET THEREOF), TAKEN AS PARCEL, IN SCOVILLE AND NILES SUBDIVISION OF BLOCK 5 IN SCOVILLE AND NILES ADDITION TO OAK PARK, SAID ADDITION BEING A SUBDIVISION OF THE WEST 40 ACRES OF THE SOUTHWEST ¼ OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS; COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL; THENCE EAST ALONG THE SOUTH LINE OF SAID PARCEL; A DISTANCE OF 44.20 FEET; THENCE NORTH AT RIGHT ANGLES TO SAID SOUTH LINE, A DISTANCE OF 16.42 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID PARCEL, A DISTANCE OF 20.65 FEET; THENCE NORTH AT RIGHT ANGLES TO THE LAST TO THE LAST DESCRIBED LINE, A DISTANCE OF 7.89 FEET; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, A DISTANCE OF 19.35 FEET; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, A DISTANCE OF 18.27 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID PARCEL, A DISTANCE OF 22.00 FEET; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, A DISTANCE OF 6.04 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL; THENCE EAST ALONG SAID SOUTH LINE A DISTANCE OF 18.00 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THOSE PARTS OF PROPERTY AND SPACE LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +51.88 FEET ABOVE CHICAGO CITY DATUM, AND BELOW A HORIZONTAL PLANE HAVE AN ELEVATION OF +60.90 FEET ABOVE CHICAGO CITY DATUM, DESCRIBED AS FOLLOWS: THAT PART OF LOT 48 AND THE NORTH ½ OF LOT 49 (EXCEPT THE SOUTH 15 FEET THEREOF), TAKEN AS A PARCEL, IN SCOVILLE AND NILES SUBDIVISION OF BLOCK 5 IN SCOVILLE AND NILES ADDITION TO OAK PARK, SAID ADDITION BEING A SUBDIVISION OF THE WEST 40 ACRES OF THE SOUTHWEST ¼ OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY: COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL; THENCE EAST ALONG SOUTH LINE OF SAID PARCEL, A DISTANCE OF 44.20 FEET; THENCE NORTH AT RIGHT ANGLES TO SAID SOUTH LINE, A DISTANCE OF 40.77 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID PARCEL, DISTANCE OF 2.90 FEET; THENCE SOUTHWESTERLY ALONG A LINE WHICH FORMS A DEFLECTION ANGLE TO THE LEFT OF 45 DEGREES WITH THE LAST DESCRIBED LINE, A DISTANCE OF 16.98 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID PARCEL, A DISTANCE OF 6.74 FEET; THENCE SOUTH AT RIGHT ANGLES TO THE LAST LEGAL DESCRIPTION: DESCRIBED LINE, A DISTANCE OF 4.98 FEET; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, A DISTANCE OF 19.35 FEET; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, A DISTANCE OF 18.27 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF

SAID PARCEL, A DISTANCE OF 22.00 FEET; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, A DISTANCE OF 6.04 FEET TO A POINT OF THE SOUTH LINE OF SAID PARCEL; THENCE EAST ALONG

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SAID SOUTH LINE, A DISTANCE OF 18.00 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS. UNIT D-ABOVE BOTTOM OF 2ND FLOOR JOISTS THOSE PARTS OF PROPERTY AND SPACE LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +60.90 FEET ABOVE CHICAGO CITY DATUM, DESCRIBED AS FOLLOWS: THAT PART OF LOT 48 AND THE NORTH ½ OF LOT 49 (EXCEPT THE SOUTH 15 THEREOF), TAKEN AS A PARCEL, IN SCOVILLE AND WILES SUBDIVISION OF BLOCK 5 IN SCOVILLE AND NILES ADDITION TO OAK PARK, SAID ADDITION BEING A SUBDIVISION OF THE WEST 40 ACRES OF THE SOUTHWEST ¼ OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY: COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL; THENCE EAST ALONG THE SOUTH LINE OF SAID PARCEL, A DISTANCE OF 44.20 FEET; THENCE NORTH AT RIGHT ANGLES TO SAID SOUTH LINE, A DISTANCE OF 31.09 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID PARCEL, A DISTANCE OF 16.11 FEET; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, A DISTANCE OF 4.45 FEET; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, A DISTANCE OF 454 FEET; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, A DISTANCE OF 11.23 FEET; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, A DISTANCE OF 21.35 FEET; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, A DISTANCE OF 18.27 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID PARCEL, A DISTANCE OF 24.00 FEET; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, A DISTANCE OF 6.04 FEET OF A POINT ON THE SOUTH LINE OF SAID PARCEL; THENCE EAST ALONG SAID SOUTH LINE, A DISTANCE OF 18.00 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3: EASEMENT FOR THE BENEFIT OF PARCELS 1 AND 2 FOR INGRESS AND EGRESS AS ESTABLISHED BY DECLARATION RECORDED AS DOCUMENT 95551067, AS AMENDED FROM TIME TO TIME AND BY DEED RECORDED AS DOCUMENT 98106679.

PIN: 16-07-322-048-0000

For Informational Purposes only: 413 Wisconsin Avenue, Unit D, Oak Park, IL 60302