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1827449142D

WARRANTY DEED

ILLINOIS

Doc# 1827449142 Fee \$44.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/01/2018 10:39 AM PG: 1 OF 4

THE GRANTORS, CHRISTINE M. LENT N/K/A CHRISTINE M. MALDONADO, a married woman of the State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(s) and WARRANT(s) to: Shirley Walker, an unmarried woman living at 1101 S. State Street, Apt 2E, Chgo IL 60616

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

See Attached Legal Description

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes for 2018 and subsequent years; Covenants, conditions and restrictions of record, if any; general real estate taxes and special assessments not due and payable at the time of Closing, zoning law and building ordinances, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.

Permanent Index Number(s): 16-18-315-060-1003

Address: 1001 S. Oak Park Avenue, Unit 3 Oak Park, IL 60304

The date of this deed of conveyance is September 25, 2018.

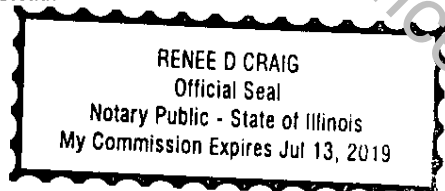
Christine M. Lent n/k/a Christine M. Maldonado
Christine M. Lent n/k/a Christine M. Maldonado

Richard Maldonado, husband of Christine M. Maldonado
Richard Maldonado, husband of Christine M. Maldonado
waiving all interests, rights and homestead in the Property

State of Illinois, County of Cook, SS. 1, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Christine M. Lent n/k/a Christine M. Maldonado and Richard Maldonado of the State of Illinois 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 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 on September 25, 2018.

Renee D Craig
Notary Public



Real Estate Transfer Tax

\$1,280.00

Returns:
Advisors Title Network, LLC
900 Skokie Blvd Ste. 255
Northbrook, IL 60062
(847) 496-9100 ATTN: 126999

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LEGAL DESCRIPTION

UNIT NO. 1001-3 IN THE EILEEN CONDOMINIUM AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

PARCEL 1: LOTS 47 AND 48 IN BLOCK 6 IN KEARNEY'S OAK PARK SUBDIVISION, A RESUBDIVISION OF BLOCKS 5, 6, 7 AND 8 IN SHIPPEN'S ADDITION TO OAK PARK, A SUBDIVISION OF BLOCKS 1 TO 4 OF LOT 7 IN THE SUBDIVISION OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THE WEST 1/2 OF THE SOUTHWEST 1/4 THEREOF, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE NORTH 0.17 FEET OF THE EAST 36.19 FEET OF LOT 46 IN BLOCK 6 IN KEARNEY'S OAK PARK SUBDIVISION OF BLOCKS 5, 6, 7 AND 8 IN SHIPPEN'S ADDITION TO OAK PARK, A SUBDIVISION OF BLOCKS 1, 2, 3 AND 4 IN MCGREW'S SUBDIVISION OF SECTION 18 (EXCEPT THE WEST 1/2 OF THE SOUTHWEST 1/4) ALL IN 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 JANUARY 8, 2002 AS DOCUMENT 0020025435, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Permanent Index Number(s): 16-18-315-060-1003

Address: 1001 S. Oak Park Avenue, Unit 3 Oak Park, IL 60304

This instrument was prepared by:

Michael R. Curry
2021 Midwest Rd. #200
Oak Brook, IL 60523

Send subsequent tax bills to:

Shabane Wallaer
1001 S. Oak Park Ave
Unit 3
Oak Park, IL 60304

Recorder-mail recorded document to:

Shabane Wallaer
1001 S. Oak Park Ave.
Unit 3
Oak Park, IL 60304

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PLAT ACT AFFIDAVIT METES AND BOUNDS DESCRIPTIONS

STATE OF ILLINOIS }
COUNTY OF COOK } SS

Yolanda Vega being duly sworn on oath, states that the affiant resides at 900 Skokie Blvd. Northbrook, IL 60062. and further

states that (please check the appropriate box):

That the attached deed is not in violation of 765 ILCS 205/1 (a), in that the sale or exchange is of an entire tract of land not being a part of a larger tract of land; or

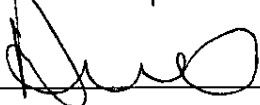
That the attached deed is not in violation of 765 ILCS 205/1 (b) for one of the following reasons: (please circle the appropriate number)

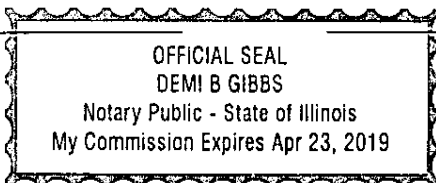
1. The division or subdivision of land into parcels or tracts of 5.0 acres or more in size which does not involve any new streets or easements of access;
2. The division of lots or blocks of less than one (1) acre in any recorded subdivision which does not involve any new streets or easements of access;
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
4. The conveyance of parcels of land or interests therein for use as a right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;
6. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use;
7. Conveyances made to correct descriptions in prior conveyances;
8. The sale or exchange of parcels or tracts of land following the division into no more than two (2) parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access;
9. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois Registered Land Surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land;
10. The preparation of a plat for wind energy devices under Section 10-620 of the Property Tax Code.

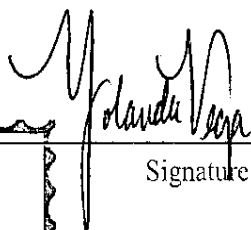
Affiant further states that he makes this affidavit for the purpose of inducing the County Recorder of COOK COUNTY ILLINOIS to accept the attached deed for recording.

SUBSCRIBED AND SWORN TO BEFORE ME

this 26 day of September 2018


Notary Public




Signature of Affiant

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16-18-315-060-1003

20180901690901

0-117-205-152

COUNTY:	80.00
ILLINOIS:	160.00
TOTAL:	240.00

Property of Cook County Clerk's Office