

# UNOFFICIAL COPY

**PREPARED BY:**

Cohen Dovitz Makowka, LLC  
10729 W. 159<sup>th</sup> Street  
Orland Park, IL 60467  
(708) 460-7711

Doc#: 1922555056 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 08/13/2019 11:12 AM Pg: 1 of 2

Dec ID 20190801649577  
ST/CO Stamp 1-267-448-928 ST Tax \$275.00 CO Tax \$137.50

**MAIL TAX BILL TO:**

Michele Carlson  
109 S. Grove Ave., Unit 2N  
Oak Park, IL 60302

**MAIL RECORDED DEED TO:**

Danielle Grcic  
Kolpak & Grcic, LLC  
6767 N. Milwaukee Ave., Ste. 202  
Niles, IL 60714

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## WARRANTY DEED

THE GRANTORS, **ANDREW VONDRAN** and **JENNA VONDRAN**, as husband and wife, of the Village of Oak Park, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, CONVEY AND WARRANT to **MICHELE CARLSON**, A SINGLE WOMAN, of the Village of Oak Park, State of Illinois, to have and to hold, all right, title, and interest and hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, in the following described real estate situated in the County of Cook, State of Illinois, to wit:

**LEGAL DESCRIPTION:**

PARCEL 1: UNIT NO. 109-2N, IN THE GROVE VICTORIAN CONDOMINIUMS, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 3 IN BLOCK 2 IN HIATT'S SUBDIVISION OF THE NORTH 1/2 OF THE EAST 40 ACRES OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT B TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED DECEMBER 23, 2005, AS DOCUMENT NO. 0535745030, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF GARAGE SPACE NO. G-2 AS A LIMITED COMMON ELEMENT AND THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE NO. S-2N, AS A LIMITED COMMON ELEMENT AS SET FORTH IN THE DECLARATION OF CONDOMINIUM, AND SURVEY ATTACHED THERETO, RECORDED AS DOCUMENT NO. 0535745030.

FIDELITY NATIONAL TITLE

3019017052  
1702

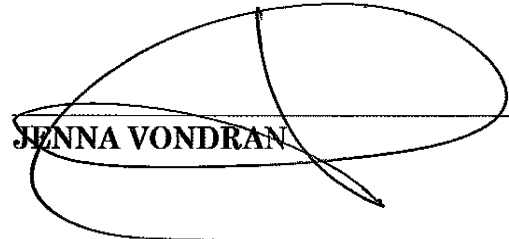
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Permanent Index Number(s): 16-07-305-023-1002

Property Address: 109 S. Grove Ave., Unit 2N, Oak Park, IL 60302

Subject, however, to the general taxes for the year of 2019 and thereafter, and all instruments, covenants, restrictions, conditions, applicable zoning laws, ordinances, and regulations of record.

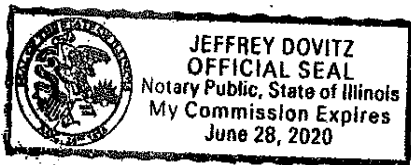
  
\_\_\_\_\_  
ANDREW VONDRAN

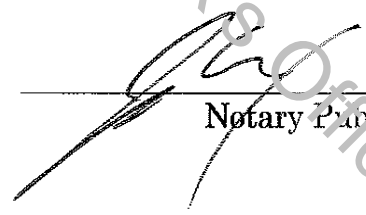
  
\_\_\_\_\_  
JENNA VONDRAN

STATE OF ILLINOIS    )  
                                  ) SS.  
COUNTY OF COOK    )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **ANDREW VONDRAN** and **JENNA VONDRAN**, are personally known to me to be the same persons whose names are 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 therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 21<sup>st</sup> day of July, 2019





  
\_\_\_\_\_  
Notary Public



My commission expires: 6/28/2020

**Real Estate Transfer Tax**

\$2,200.00

4558

REAL ESTATE TRANSFER TAX		09-Aug-2019
	COUNTY:	137.50
	ILLINOIS:	275.00
TOTAL:		412.50
16-07-305-023-1002		20190801649577   1-267-448-928