

UNOFFICIAL COPY

WARRANTY DEED

Doc# 1929755109 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 10/24/2019 11:06 AM Pg: 1 of 3

Dec ID 20191001608731
ST/CO Stamp 1-673-739-872 ST Tax \$95.00 CO Tax \$47.50

RETURN TO: Bryan Cleal

444 Clinton Place Unit 201
River Forest, IL 60305

SEND TAX BILLS TO:

Bryan Cleal
7314 Randolph St., Unit 6H
Forest Park, IL 60130

THE GRANTOR(S), Rebecca Balabanis, single, of Forest Park, County of Cook, State of Illinois for and in consideration of Ten and no/100 (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) AND WARRANT(S) to

Bryan Cleal, single man

VILLAGE OF
FOREST PARK
PROPERTY COMPLIANCE
No.

7899
dm 10/16/19
Approved/Date

Strike Inapplicable:

- a) As Tenants in Common
- ~~b) Not in Tenancy in Common, but in Joint Tenancy~~
- ~~c) Not as Joint Tenants, or Tenants in Common but as Tenants by the Entirety, as husband and wife.~~
- d) As an Individual

The following described real estate situated in the County of Cook in the State of Illinois, to wit:

LEGAL DESCRIPTION: SEE ATTACHED

PERMANENT INDEX NUMBER: 15-12-426-023-1040

PROPERTY ADDRESS: 7314 Randolph St., Unit 6H, Forest Park, IL 60130

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

Dated this 9th day of October, 2019.

Rebecca Balabanis (SEAL)
Rebecca Balabanis

REAL ESTATE TRANSFER TAX		23-Oct-2019
COUNTY:		47.50
ILLINOIS:		95.00
TOTAL:		142.50
15-12-426-023-1040 20191001608731 1-673-739-872		

(Landtrust National Title)
120 S. LaSalle St.
Suite 1700
Chicago, IL 60603

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South Carolina

STATE OF ~~ILLINOIS~~ } ss.

County of Spartanburg }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, **Rebecca Balabanis**, personally known to me to be the same person(s) whose name is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the instrument as his/her/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 8 day of Oct., 2019.



Dayelynn Ruedinger
NOTARY PUBLIC

My commission expires on June 27, 2022

NAME and ADDRESS OF PREPARER:

Jason M. Chmielewski
JMC Law Group
111 W. Washington Street, Suite 1500
Chicago, Illinois 60602
(312) 332-5020

EXEMPT UNDER PROVISIONS OF PARAGRAPH

SECTION 4,
REAL ESTATE TRANSFER ACT

DATE: _____

Signature of Buyer, Seller or Representative

LN19021625

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Exhibit A

UNIT NUMBER 6-"H", IN THE RANDOLPH WEST NO. 2 CONDOMINIUM AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS PARCEL):

LOT 4 (EXCEPT THE EAST 161 FEET 2 INCHES THEREOF) LOT 5 AND LOT 6 IN SCHROEDER'S SUBDIVISION OF BLOCK 24 AND THE NORTH 50 FEET OF THE SOUTH 150 FEET (EXCEPT EAST 161 FEET 2 INCHES THEREOF AND EXCEPT THE WEST 54 FEET THEREOF) OF BLOCK 24 (TAKEN AS A TRACT) ALL IN RAILROAD ADDITION TO HARLEM IN SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM MADE BY CHARLES G. MATTHIES INCORPORATED, A CORPORATION OF ILLINOIS, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 20365464 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND PLAT OF SURVEY), ALL IN COOK COUNTY, ILLINOIS.

PIN: 15-12-426-023-1040

For Informational Purposes only: 7314 Randolph St., Unit 6H, Forest Park, IL 60130