

UNOFFICIAL COPY

Doc#: 2013621058 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 05/15/2020 10:30 AM Pg: 1 of 3

WARRANTY DEED INDIVIDUAL TO INDIVIDUAL

Dec ID 20200401665920
ST/CO Stamp 1-377-264-864 ST Tax \$100.00 CO Tax \$50.00

MAIL TO:
Thomas Calascibetta
Berger, Newmark & Fenchel, P.C.
1753 N. Tripp
Chicago, IL 60639

2024987

PRAIRIE TITLE
6821 W. NORTH AVE.
OAK PARK, IL 60302

THE GRANTOR, **Daniel R. Gasik**, an unmarried man and not a party to a civil union, of the City of Chicago, County of Cook, and State of Illinois, for and in consideration of TEN and 00/100 Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency is hereby acknowledged, CONVEY(S) and WARRANT(S) to the GRANTEE(S), **Andrew Lee**, an unmarried man, of 1007 S. East Ave., Oak Park, IL 60304, the following described real estate situated in the County of Cook, State of Illinois to-wit:

SEE ATTACHED FOR LEGAL DESCRIPTION

SUBJECT TO: General and special real estate taxes which are not yet due and payable; conditions, covenants and restrictions of record; terms, provisions, covenants and conditions of the Declaration of Condominium and all amendments thereto; public and utility easements established by or implied from the Declaration of Condominium and any amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act; installments due after the date of closing of general assessments established pursuant to the Declaration of Condominium and any amendments thereto; and building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the property; and all rights, easements, covenants, conditions, restrictions and reservations contained in the said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

TO HAVE AND TO HOLD said premises forever.

Permanent Index Number: 15-12-434-050-1032

Property Address: 320 Circle Avenue, #406, Forest Park, IL 60130

[SIGNATURE PAGE TO FOLLOW]

REAL ESTATE TRANSFER TAX

29-Apr-2020



COUNTY:	50.00
ILLINOIS:	100.00
TOTAL:	150.00

15-12-434-050-1032

20200401665920 | 1-377-264-864

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DATED this 23 day of April, 2020.



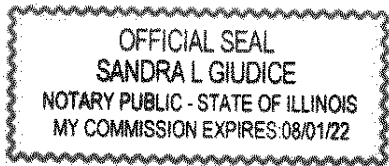
Daniel R. Gasik

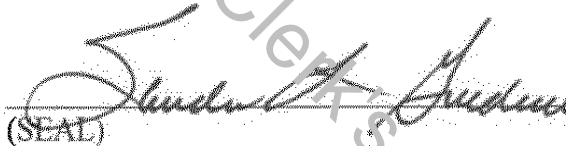
VILLAGE OF
FOREST PARK
PROPERTY COMPLIANCE
No. **8139**
4-23-20
Approved/Date

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 the above named person(s) personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed sealed and delivered said instrument as his/her/their free and voluntary act for the uses and purposes herein set forth.

Given under my hand and official seal this 23 day of April, 2020.




(SEAL)

This document prepared by:
Felicia M. DiGiovanni
Spina McGuire & Okal, P.C.
7610 W. North Avenue
Elmwood Park, IL 60707

Send future tax bills to:
Andrew Lee
320 Circle Avenue, #406
Forest Park, IL 60130

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Escrow File No.: 2024987

LEGAL DESCRIPTION

PARCEL 1:

UNIT NO. 406 IN 320 CIRCLE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 17 AND 18 IN BLOCK 37 IN KIEFER'S SUBDIVISION OF BLOCKS 29 AND 37 IN RAILROAD ADDITION TO HARLEM, A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED IS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 25710894, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-40, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 25710894, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 320 Circle Avenue, #406, Forest Park, IL 60130

PERMANENT INDEX NUMBER: 15-12-434-050-1032