

UNOFFICIAL COPY

Doc#. 2017721029 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 06/25/2020 09:36 AM Pg: 1 of 3

RETURN AFTER RECORDING:

*FOURNIER LAW FIRM
HARRY FOURNIER
2001 MIDWEST RD
STE 206
OAKBROOK IL 60521*

Dec ID 20200501685177
ST/CO Stamp 1-571-994-848 ST Tax \$205.00 CO Tax \$102.50

WARRANTY DEED

Individual to individual

2025139 D

GRANTOR, **Masamune Takahashi**, married to Lillie Takahashi, of the Village of Oak Park, 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 which is hereby acknowledged, CONVEY, GRANT and WARRANT to the GRANTEE, **JEFFREY VON DRASEK**, married. of 2439 W. Huron, Chicago, IL 60612, the following described real estate situated in the County of Cook, State of Illinois to-wit:

Attached

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

SUBJECT TO: General real estate taxes for the year 2019 2nd and following; covenants, conditions and restrictions of record including those of the Grand Elm Condominium Association recorded at Document No. 0734503122 of the Declaration of Condominium, building lines and easements of record, if any, provided they do not interfere with the current use and enjoyment of the property, and hereby waiving the homestead laws of the State of Illinois.

Permanent Index Number: ¹²~~18~~-25-316-137-1003

Property Address: 7936 W. Grand Ave., Unit 2W, Elmwood Park, IL 60707

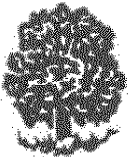
DATED this 16th day of May, 2020.

Masamune Takahashi

Masamune Takahashi

Lillie Takahashi

Lillie Takahashi, as to waiver of homestead rights, if any



**Village of Elmwood Park
Transfer Stamp
\$1025.00**
5/24/2020 M

REAL ESTATE TRANSFER TAX		26-May-2020
COUNTY:	ILLINOIS:	102.50
TOTAL:		205.00
		307.50

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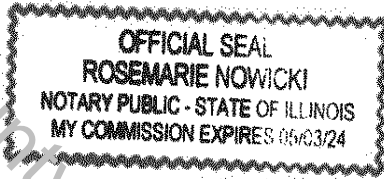
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County in the State aforesaid DO HEREBY CERTIFY that Masamune Takahashi and Lillie Takahashi the above named person(s) personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he and she signed sealed and delivered said instrument as his and her free and voluntary act for the uses and purposes herein set forth.

Given under my hand and official seal this 16th day of May, 2020



(SEAL)



This document prepared by:
Jodiann N. Pacer, Esq.
824 S Scoville
Oak Park IL 60304

MAIL TO

SEND FUTURE TAX BILLS to:

JEFFREY VON DRASEK
7936 W GRAND AVE
UNIT 2W
ELMWOOD PARK IL
60707

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LEGAL DESCRIPTION

PARCEL 1: UNIT 7936-2W IN THE GRAND ELM CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0734503122 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN SECTION 25, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

PARCEL 2: THE RIGHT TO THE USE OF PARKING SPACE NUMBER P-27, LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NO. 0734503122.

COMMONLY KNOWN AS: 7936 W. Grand Ave., Unit 2W, Elmwood Park, IL 60707

PERMANENT INDEX NUMBER: 12-25-316-137-1003

Property of Cook County Clerk's Office