

UNOFFICIAL COPY

Doc#: 2020601086 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 07/24/2020 03:38 PM Pg: 1 of 3

Dec ID 20200601699337
ST/CO Stamp 0-002-089-696 ST Tax \$350.00 CO Tax \$175.00

WARRANTY DEED

WHEN RECORDED MAIL TO:

Christopher B. Titcomb
Titcomb Law Group, P.C.
134 N. LaSalle Street #1720
Chicago, Illinois 60602

SEND TAX BILLS TO:

Amy Danahey
Ryan A. Danahey
105 S. Euclid Avenue, Unit B
Oak Park, Illinois 60302

Above Space for Recorder's Use Only

2025543 (1)
The GRANTORS, **Ronald David Whitaker and Mary Victoria Dycus, of 105 S. Euclid Avenue, Oak Park, Illinois 60302, husband and wife,** for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby CONVEY and WARRANT unto the GRANTEES, **Amy Danahey and Ryan A. Danahey, wife and husband, of 900 S. Clark, Chicago, Illinois 60605, as tenants by the entirety,** the following described real estate situated in the County of Cook, State of Illinois, to-wit:

See attached Exhibit -A-

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

Property Address: 105 S. Euclid Avenue Unit B Oak Park, IL 60302

Permanent Index Number: 16-07-400-039-0000

Subject only to: general real estate taxes not due and payable at the time of Closing; covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate.

HEREBY RELEASING ALL HOMESTEAD RIGHTS:

IN WITNESS WHEREOF, the GRANTORS, **Ronald David Whitaker and Mary Victoria Dycus,** have caused their names to be signed to this instrument, dated this 11 of June, 2020.



Ronald David Whitaker



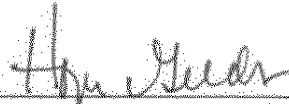
Mary Victoria Dycus

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

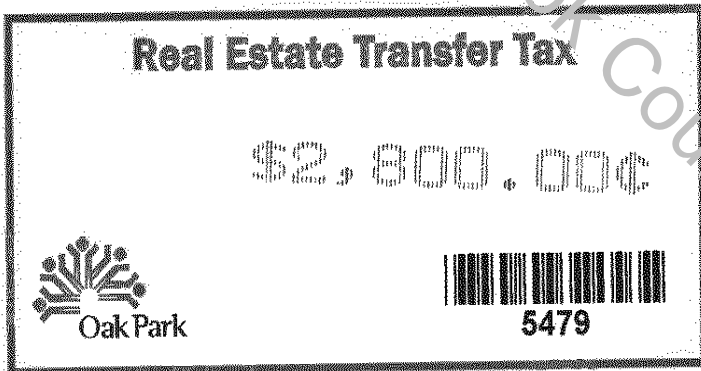
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I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that, **Ronald David Whitaker and Mary Victoria Dycus**, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me in person and acknowledged that they signed and delivered the same instrument as their free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 11 day of June, 2020.


Notary Public

My commission expires: 7/20/22



THIS INSTRUMENT WAS PREPARED BY:

Hope F. Geldes
Geldes Law, Ltd.
1922 Home Ave.
Berwyn, Illinois 60402

REAL ESTATE TRANSFER TAX



16-Jun-2020
COUNTY: 175.00
ILLINOIS: 350.00
TOTAL: 525.00

16-07-400-039-0000

20200601699337 | 0-002-089-696

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LEGAL DESCRIPTION

LOT 105-B IN EUCLID SQUARE TOWNHOMES, AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS AND BY-LAWS OF EUCLID SQUARE TOWNHOMES RECORDED AS DOCUMENT 00087009 IN THE FOLLOWING DESCRIBED PROPERTY:

PARCEL 1:

LOT 1 AND THE EAST 20 FEET OF LOT 2 ALL IN BLOCK 3 IN BLACKSTONE ADDITION TO OAK PARK, SAID ADDITION BEING A SUBDIVISION OF THAT PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; AND

PARCEL 2:

THE WEST 32 FEET OF LOT 2 AND THE EAST 18 FEET OF LOT 3 IN BLOCK 3 IN BLACKSTONE'S ADDITION TO OAK PARK, BEING A SUBDIVISION OF THAT PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE SOUTH 19.50 CHAINS THEREOF, ALL IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 105 S. Euclid Ave., Unit B, Oak Park, IL 60302

PERMANENT INDEX NUMBER: 16-07-400-039-0000