

# UNOFFICIAL COPY

## Warranty Deed



Doc# 2035740108 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/22/2020 03:30 PM PG: 1 OF 3

ILLINOIS

Citywide Title Corporation  
850 W. Jackson Blvd., Ste. 320  
Chicago, IL 60607

748574 1/2

Above Space for Recorder's Use Only

THE GRANTOR(s) **Felipe P. Perez, a married man**, of the Village of Oak Park, County of Cook, State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(s) and WARRANT(s) to Todd Kitzinger, as an unmarried man of oak park, IL, State of Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois to wit: *(See Page 2 for Legal Description)*, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

M.

SUBJECT TO: COVENANTS, CONDITIONS, AND RESTRICTIONS OF RECORD; PRIVATE, PUBLIC AND UTILITY EASEMENTS; ROADS AND HIGHWAYS; SPECIAL TAXES OR ASSESSMENTS FOR IMPROVEMENTS NOT YET COMPLETED; UN-CONFORMED SPECIAL TAXES OR ASSESSMENTS; GENERAL TAXES FOR THE YEAR 2019 AND SUBSEQUENT YEARS.

Permanent Real Estate Index Number(s): 16-18-428-043-1043, 16-18-428-043-1080 & 16-18-428-043-1122.  
Address (es) of Real Estate: 6436 Roosevelt Rd., #205, Oak Park, Illinois 60304.

The date of this deed of conveyance is 8/27/2020.

\_\_\_\_\_  
(SEAL) Felipe P. Perez

\_\_\_\_\_  
(SEAL)

\_\_\_\_\_  
(SEAL)

\_\_\_\_\_  
(SEAL)

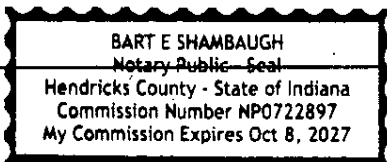
\*This is Not Homestead Property

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Felipe P. Perez, 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 the said 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.

(Impress Seal Here)  
(My Commission Expires 10/8/27)

Given under my hand and official seal

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



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M Y  
SC Y  
E Y  
INT 266

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Property of Cook County Clerk's Office

## REAL ESTATE TRANSFER TAX

25-Nov-2020



<b>COUNTY:</b>	122.50
<b>ILLINOIS:</b>	245.00
<b>TOTAL:</b>	367.50

16-18-428-043-1122

| 20200901681372 |

1-704-557-536

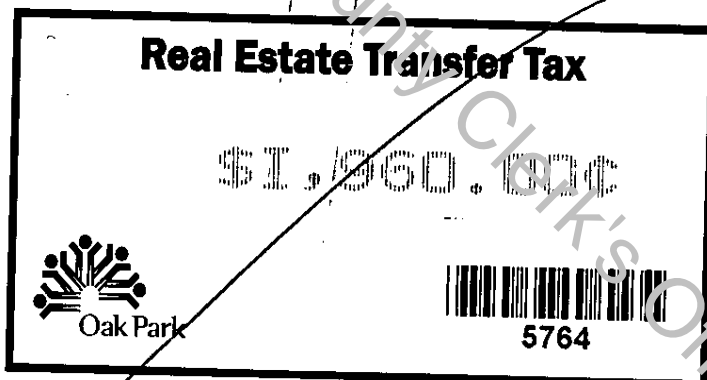
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## LEGAL DESCRIPTION

For the premises commonly known as 6436 Roosevelt Rd., #205, Oak Park, Illinois 60304.

PIN Number: 16-18-428-043-1043, 16-18-428-043-1080 & 16-18-428-043-1122.

UNITS 205, P-9 AND P-46 IN THE PRAIRIE PLACE AT 6436 ROOSEVELT CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY: LOTS 19 TO 28 BOTH INCLUSIVE, IN THE SUBDIVISION OF BLOCK 3 IN THE SUBDIVISION OF THE SOUTHEAST 1/4 OF LOT 6 IN B.F. JERVIS SUBDIVISION OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE WEST 1/2 OF THE SOUTHWEST 1/4 THEREOF), IN COOK COUNTY, ILLINOIS; THE WEST 1/2 OF VACATED ELMWOOD AVENUE LYING EAST OF AND ADJOINING LOT 19 IN THE SUBDIVISION OF BLOCK 3 IN THE SUBDIVISION OF THE SOUTHEAST 1/4 OF LOT 6 IN B.F. JERVIS SUBDIVISION OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE WEST 1/2 OF THE SOUTHWEST 1/4 THEREOF), IN COOK COUNTY, ILLINOIS; THE EAST 1/2 OF VACATED GUNDERSON AVENUE LYING WEST OF AND ADJOINING LOT 28 IN THE SUBDIVISION OF BLOCK 3 IN THE SUBDIVISION OF THE SOUTHEAST 1/4 OF LOT 6 IN B.F. JERVIS SUBDIVISION OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE WEST 1/2 OF THE SOUTHWEST 1/4 THEREOF), IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0617416044, AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.



<p>This instrument was prepared by:</p> <p>Morgan Legal Group, P.C. Attorneys at Law 6196 Providence Drive Carpentersville, Illinois 60110</p>	<p>Send subsequent tax bills to:</p> <p><i>Todd Kitzinger</i> <i>6436 Roosevelt Rd, Unit 205</i> <i>Oak Park, IL 60304</i></p>	<p>Recorder-mail recorded document to:</p> <p><i>As tax bills</i></p>
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