

# UNOFFICIAL COPY



Doc# 2102522045 Fee \$88.00  
RHSP FEE:\$9.00 RPRF FEE: \$1.00  
KAREN A. YARBROUGH  
COOK COUNTY CLERK  
DATE: 01/25/2021 01:03 PM PG: 1 OF 6

Commitment Number: 26729455

This instrument prepared by: Ross M. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805, Edwards Road, Suite 550 Cincinnati, Ohio 45209 (513) 247-9605.

After Recording Return To:  
ServiceLink  
1355 Cherrington Parkway  
Moon Township, PA 15108

REAL ESTATE TRANSFER TAX		,25-Jan-2021	
	COUNTY:		0.00
	ILLINOIS:		0.00
	TOTAL:		0.00
16-07-224-026-1026		20201201601870   0-124-571-664	

Mail Tax Statements To: Shalini Menon and Siva K. Menon: 101(Apt 29)N Euclid Ave., Oak Park, IL 60301

## PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 16-07-224-026-1026

### SPECIAL/LIMITED WARRANTY DEED

Exempt: Section: 35 ILCS 200/31-45(c): Deeds or trust documents where the actual consideration is less than \$100

Siva K. Menon and Shalini Nayar, N/K/A Shalini Menon, husband and wife, whose mailing address is 101(Apt 29)N Euclid Ave., Oak Park, IL 60301, hereinafter grantors, for \$0.00 (Zero Dollars and Zero Cents) in consideration paid, grant with covenants of special warranty to Shalini Menon and Siva K. Menon, husband and wife, as tenants by the entirety, hereinafter grantees, whose tax mailing address is 101(Apt 29)N Euclid Ave., Oak Park, IL 60301, the following real property:

Unit Number 3-29 in the Terrace of Oak Park Townhome Residences Condominium, as delineated on a survey of the following described tract of land: Parts of lots 8 and 9 together with part of the east/west foot Vacated Alley adjoining said lots in public service company's resubdivision of lots 8 and 9 in second resubdivision of block 24 in J.W. Scovilles subdivision of the west half of the northeast quarter of section 7, township 39 north, range 13, east of the

EXEMPTION APPROVED

Steven E. Drazier, CFO  
Village of Oak Park

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third principal meridian. Which survey is attached as exhibit "C" to the declaration of condominium recorded as document number 0320519199; together with its undivided percentage interest in the in the common elements in cook county Illinois.

Property Address is: 101 (Apt 29)N Euclid Ave., Oak Park, IL 60301

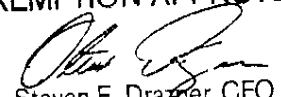
Prior instrument reference: 0407204152

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

EXEMPTION APPROVED

  
Steven E. Drazner, CFO  
Village of Oak Park

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Executed by the undersigned on June 26, 2020:

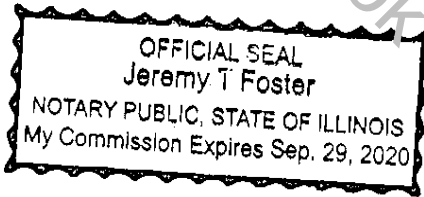
*Siva K. Menon*  
Siva K. Menon

*Shalini Nayar*  
Shalini Nayar,  
N/K/A Shalini Menon

STATE OF IL  
COUNTY OF COOK

The foregoing instrument was acknowledged before me on June 26, 2020 by Jeremy Foster its Notary on behalf of Siva K. Menon and Shalini Nayar, N/K/A Shalini Menon who is personally known to me or has produced \_\_\_\_\_ as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

*Jeremy Foster*  
Notary Public



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*Steven E. Drazner*  
Steven E. Drazner, CFO  
Village of Oak Park

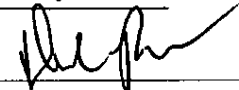
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**MUNICIPAL TRANSFER STAMP**  
(If Required)

**COUNTY/ILLINOIS TRANSFER STAMP**  
(If Required)

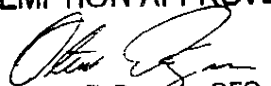
EXEMPT under provisions of Paragraph Section: 35 ILCS 200/31-45(e);, Property Tax Code.

Date: 7-2-20

  
\_\_\_\_\_  
Buyer, Seller or Representative

Property of Cook County Clerk's Office

**EXEMPTION APPROVED**

  
Steven E. Drazner, CFO  
Village of Oak Park

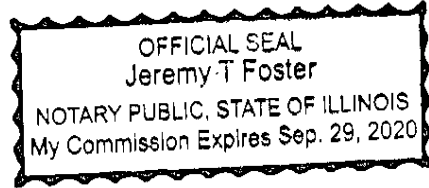
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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in land trust is either a natural person, and Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated JUNE 26, 2020

[Signature]  
Signature of Grantor or Agent



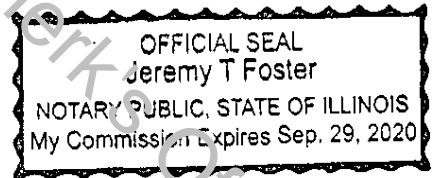
Subscribed and sworn to before  
Me by the said Shalini Menon  
this 26 day of June,  
2020.

NOTARY PUBLIC [Signature]

The Grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a partnership authorized to do business or entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Date JUNE 26, 2020

[Signature]  
Signature of Grantee or Agent



Subscribed and sworn to before  
Me by the said Siva K Menon  
This 26 day of June,  
2020.

NOTARY PUBLIC [Signature]

NOTE: Any person who knowingly submits a false statement concerning the identity of grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses. (Attach to deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

EXEMPTION APPROVED

[Signature]  
Steven E. Drazner, CFO  
Village of Oak Park

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## Plat Act Affidavit

STATE OF IL )

DOCUMENT NUMBER \_\_\_\_\_

COUNTY OF Cook ) SS

I, (Name) Shalini Melon, being duly sworn on oath, state that I/We own or are acting as the attorney in fact on behalf of the owner and state that this property 101 Apt 29 N Euclid Ave., Oak Park, IL 60301, and the attached deed is not in violation of the Plat Act, Ch. 765 ILCS 205/1.1(b), as the provisions of this Act do not apply and no plat is required due to the following allowed exception (Circle the number applicable to the attached deed):

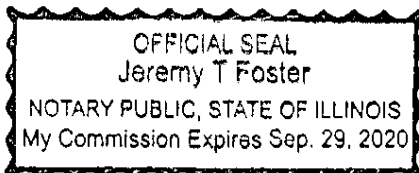
1. The division of subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access;
2. The division of lots and blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access;
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
4. The conveyance of parcels of land or interests therein for use as a right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
5. The conveyance of land owned by railroad or other public utility which does not involve any new streets or easements of access;
6. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use;
7. Conveyance made to correct descriptions in prior conveyances.
8. The sale or exchange of parcels or tracts of land following the division into no more than 2 parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access.
9. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by an Illinois Registered Land surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973 and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.
10. The conveyance of land does not involve any land division and is described in the same manner as title was taken by grantor(s).

AFFIANT further states that this affidavit is made for the purpose of inducing the recording of a Deed in the Cook COUNTY, ILLINOIS, to accept the attached deed for recording, and that all local requirements applicable to the subdivision of land are met by the attached deed and the land described therein.

SUBSCRIBED and SWORN to before me this 26 day of JUNE 20  .

Shalini Melon  
(Signature)

NOTARY: J. Foster  
(seal)



**EXEMPTION APPROVED**  
Steven E. Drazner  
Steven E. Drazner, CFO  
Village of Oak Park