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10074
CT2005A136061LP
WARRANTY DEED
ILLINOIS STATUTORY
INDIVIDUAL

Doc#: 2102820057 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/28/2021 09:49 AM Pg: 1 of 2

Dec ID 20201201699210
ST/CO Stamp 0-451-887-072 ST Tax \$120.00 CO Tax \$60.00

Preparer File: Fonda
File No.: 2005A136061LP

THE GRANTOR(S) **Scott Fonda**, a married man, of 780 Harding Ave Glen Ellyn, IL 60137, 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, **CHICAGO TITLE LAND TRUST COMPANY, AS TRUSTEE UTD 12-17-2020 AND KNOWN AS TRUST NUMBER 8002385001**, 949 Lake St., Unit F3, Oak Park, IL 60301-1212, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

UNIT NUMBER F-3 IN HERITAGE MANOR CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THE EAST 1/2 OF THE EAST 1/2 OF THE NORTH 1/2 OF LOT 14 AND THE WEST 20 FEET OF THE NORTH 1/2 OF LOT 15 IN KETTLESTRING'S SUBDIVISION OF THE SOUTH EAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 26696315 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

SUBJECT TO: Covenants, conditions and restrictions of record; Private, public and utility easements and roads and highways; General taxes for the year 2020 and subsequent years.

PIN: 16-07-128-034-1025

Real Estate Property known as: 949 Lake St., Unit F3, Oak Park, IL 60301-1212

Dated this 23RD day of DECEMBER, 2020



Scott Fonda

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DURAGE
STATE OF IL, COUNTY OF COOK SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, **Scott Fonda**, 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 signed, sealed and delivered the instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal

this 23 day of DECEMBER 20 20

[Signature]

Notary Public



*this does not a
homestead property
for seller*

Prepared by: *Adam Gurney*
Gurney Law Group LLC
150 S. Wacker Drive, Suite 2400
Chicago, IL 60606

Mail to:
Julita Kocinski
Attorney at Law
3311 N. Harlem Ave.
Chicago, IL 60634

Name and Address of Taxpayer:
CHICAGO TITLE LAND TRUST COMPANY, AS TRUSTEE
UTD 12-17-2020 AND KNOWN AS TRUST NUMBER 8002385001
949 Lake St., Unit F3,
Oak Park, IL 60301-1212

