Doc#. 2111846094 Fee: \$98 On Karen & V.

Doc#. 2111846094 Fee: \$98.00

Date: 04/28/2021 01:04 PM Pg: 1 of 4

Dec ID 20210301669662

ST/CO Stamp 1-749-337-616 ST Tax \$275.00 CO Tax \$137.50

WARRANTY DEED

STATUTORY (ILLINOIS) (INDIVIDUAL TO INDIVIDUAL)

THE GRANTORS, DAVID SIMON AND SENDY SIMON, of Oak Park, Illinois for and in consideration of the sum of TFN and 00/100 DOLLARS (\$10.00) and other good and valuable consideration, in hand paid, CONVEY and WARRANT TO GRANTEE, MILTON RODRIGUEZ of Oak Park, Illinois, the following described it al Estate situated in the County of Cook, in the State of Illinois, * A Single Man to wit:

Unit A in the 254 Chicago Avenue Condomir nun. Association, as delineated and defined on the survey of the following described parcel of real estate:

The East 50 feet of the West 156 feet of Lot 3 in Block 8 ir John Johnston Jr.'s Addition to Austin, being a Subdivision of the South 1/2 of the Southwest 1/4 of Section 5, Township 39 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

Which survey is attached as Exhibit "D" to the declaration of Town Home Ownership recorded August 9, 2006, as document 0622110156, in the Office of the Recorder of Deeds of Cook County, Illinois, together with its undivided percentage interest in the common elements appurtenant to said unit, as set forth in said Declaration, in Cook County, Illinois.

Permanent Index Number: 16-05-322-030-1001

Commonly known as: 254 Chicago Avenue, Unit A, Oak Park, IL 60302

SUBJECT TO THE FOLLOWING: covenants, conditions and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; condominium declaration and bylaws, if any; and general real estate taxes not yet due and payable at the time of Closing.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

UNOFFICIAL COPY

In Witness Whereof, said Grantors have cause this 2 / day of March, 2021.	d their names to be signed to these presents
W/AU	
David Simon	
Sendy Simea Scium	
STATE OF ILLINO'S) SS	
COUNTY OF COOK	JF 3-26-202)
Who have provided satisfactory evidence of I, the undersigned, a Notary Public, in and	for the County and State aforesaid, DO
HEREBY CERTIFY that David Sirion and Sendy Si	mon, personally known to me to be the same
persons whose names are subscribed to the foregoing	instrument, appeared before me this day in
person and acknowledged that they signed and deliver noted as their free and voluntary act, and as the free	
for the uses and purposes therein set forth.	, , , , , , , , , , , , , , , , , , ,
Given under my hand and official seal this	6 of March, 2021.
<u></u>	
Notary Public	JASON FRANKLIN OFFICIAL SEAL NOTARY PUBLIC - STATE OF ILLINOIS My Commission 898128 Expires 7-18-2023
My commission expires: $\gamma - 16 - 2023$	
	5
This Instrument was prepared by Peter Isaac, Brown, Illinois Street, Ste. 300, Chicago, Illinois 60654	Udell, Pomerantz & Del ahim, 225 West
Mail recorded document and send subsequent tax bill	s to:
Milton Rodriguez 254 Chicago Avenue, Unit A Oak Park, IL 60302	
	Real Estate Transfer Tax
Signature/Notary Pa	offer a sound from the first of

UNOFFICIAL COPY

GRANTOR:

David Simon

Sendy Simon

STATE OF IL INOIS

SSS

COUNTY OF COOK

(1) Annual Contractions (1986)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that David Simon and Sendy Simon, personally known to me to be the same persons whose names are subcribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument in the capacity above noted as their free and voluntary act, and as the free and voluntary act and deed of said persons, for the uses and purposes therein set for in.

Given under my hand and official seal this 26th of March, 2021

Notary Public

My commission expires: $\sqrt{-16}$

JASON FRANKLIN OFFICIAL SEAL

NOTARY PUBLIC - STATE OF ILLINOIS My Commission 898128 Expires 7-16-2029

Signature/Notary Page to Affidavit of Title

2111846094 Page: 4 of 4

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EXHIBIT A

Legal Description

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