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1 of 2
PT 21-68797

Doc#: 2111846094 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
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 TEN 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 Real Estate situated in the County of Cook, in the State of Illinois, to wit: ** A Single Unit*

Unit A in the 254 Chicago Avenue Condominium 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 in 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.

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GRANTOR:

David Simon
David Simon

Sendy Simon
Sendy Simon

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

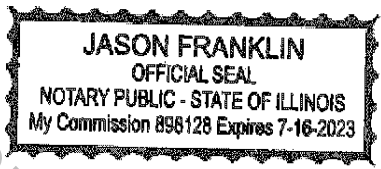
JF 3-26-21

who have provided satisfactory evidence of identity and have proven...

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 subscribed 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 forth.

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

Jason Franklin
Notary Public
My commission expires: 7-16-2023



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EXHIBIT A

Legal Description

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

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