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WARRANTY DEED ILLINOIS STATUTORY

Doc#: 2113807021 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/18/2021 05:13 AM Pg: 1 of 4

Dec ID 20210401615995
ST/CO Stamp 2-054-263-056 ST Tax \$255.00 CO Tax \$127.50

Above Space for Recorders Use Only

THE GRANTOR(S) James R. Myers and Marcella W. Myers, married to each other, 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 Pablo Rodriguez* and Jessica Carlson*, ~~residents of oak park ill~~ ~~each other as tenants in common joint tenants, but as tenants by the entirety;~~ all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: *a single man, a single woman as joint tenants

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

SUBJECT TO: Covenants, restrictions of record and easements, including any easements established or implied from the Declaration of Condominium or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act; special governmental taxes, confirmed or unconfirmed, installments due after the date of closing of assessments established pursuant to the Declaration of Condominium, and general real estate taxes not yet due and payable

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

Permanent Real Estate Index Number(s): 16-07-322-043-1006

Address of Real Estate: 431 Wisconsin Ave., #3, Oak Park, IL 60302

Dated this 7th day of May, 2021.

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James R. Myers
James R. Myers

STATE OF ILLINOIS)
)ss.
COUNTY OF COOK)

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that James R. Myers, personally known to me to be the 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 said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 7th day of May, 2021.

(Notary Public) Annette Howard





Prepared By:
William F. Scott
Berger, Newmark & Fenchel P.C.
1753 N. Tripp Ave.
Chicago, IL 60639

Mail To:
Pablo Rodriguez and Jessica Carlson
431 Wisconsin Ave., #3
Oak Park, IL 60302

Name & Address of Taxpayer:
Pablo Rodriguez and Jessica Carlson
431 Wisconsin Ave., #3
Oak Park, IL 60302

Real Estate Transfer Tax

\$2,040.00

6695

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EXHIBIT "A" LEGAL DESCRIPTION

Situated in the County of Cook, State of Illinois, to wit:

Parcel 1:

Unit No. 431-3 in Wisconsin Manor Condominium, as delineated on plat of survey of the following described real estate:

The South 48 feet of Lot 60 in Block 5 in Scoville and Niles Subdivision of Block 5 Scoville and Niles Addition to Oak Park, being a subdivision of the West 40 acres of the Southwest 1/4 of Section 7, 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 Condominium Ownership recorded October 8, 1996 as Document No. 96765424, together with its undivided percentage interest in the common elements.

Parcel 2:

The exclusive right to the use of Parking Spaced and Storage Locker S43 1-3, as limited common elements, as set forth in the Declaration of Condominium and survey attached thereto recorded as Document No. 96765424.

Cook County Clerk's Office