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Doc#. 2113807618 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/18/2021 12:45 PM Pg: 1 of 3

WARRANTY DEED
INDIVIDUAL TO INDIVIDUAL

Dec ID 20210501626850
ST/CO Stamp 0-430-965-008 ST Tax \$140.00 CO Tax \$70.00

2/28536

MAIL TO:

Emerson Law Firm, LLC
715 Lake St. #420
Oak Park IL 60301

GRANTORS, **Paul A. Beckwith and Leah C. Beckwith**, husband and wife, of the City of Oak Park, County of Cook, and State of Illinois, for and in consideration of TEN and 00/100 Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency is hereby acknowledged, CONVEY(S) and WARRANT(S) to the GRANTEE(S) **Nebrenda Ball and John Ball Sr.**, wife and husband, of 710 S. Scoville Ave., Oak Park, IL 60304, the following described real estate situated in the County of Cook, State of Illinois to-wit:

SEE ATTACHED FOR LEGAL DESCRIPTION

* AS joint tenants with
right of survivorship


SUBJECT TO: General and special real estate taxes which are not yet due and payable; conditions, covenants and restrictions of record; building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the property.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

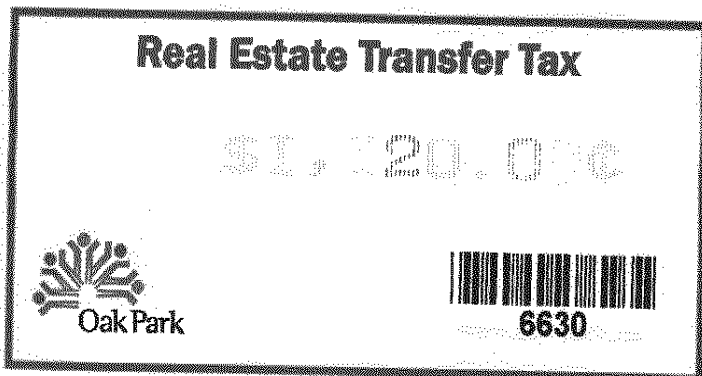
Permanent Index Number: 16-08-305-024-1015
Property Address: 344 N. Austin #3, Oak Park, IL 60302

PRAIRIE TITLE
6821 W. NORTH AVE.
OAK PARK, IL 60302

DATED this 12th day of May, 2021.


Paul A. Beckwith


Leah C. Beckwith



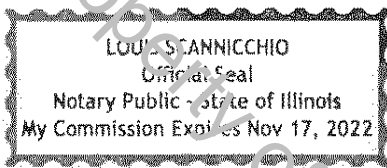
REAL ESTATE TRANSFER TAX		13-May-2021
COUNTY:	70.00	
ILLINOIS:	140.00	
TOTAL:	210.00	
16-08-305-024-1015	20210501626850	0-430-965-008

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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 Paul A. Beckwith and Leah C. Beckwith personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed sealed and delivered said instrument as his/her/their free and voluntary act for the uses and purposes herein set forth.

Given under my hand and official seal this 12th day of May, 2021.



John Scannicchio (SEAL)

This document prepared by:
LJS Law, LLC
6817 W. North Avenue
Oak Park, IL 60302

Send future tax bills to:
Nebrenda Ball and John Ball Sr.
344 N. Austin Blvd. #3
Oak Park, IL 60302

Property of Cook County Clerk's Office

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LEGAL DESCRIPTION

UNIT NUMBER 344-3, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL"):

LOT 1 AND 2 IN BLOCK 1 IN THE SUBDIVISION OF THAT PART OF THE EAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING BETWEEN THE SOUTH LINE OF THE CHICAGO AND NORTHWESTERN RAILROAD RIGHT-OF-WAY AND THE NORTH LINE OF DUMMY RAILROAD RIGHT-OF-WAY IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM MADE BY AVENUE BANK AND TRUST COMPANY OF OAK PARK, AN ILLINOIS CORPORATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 17, 1976 AND KNOWN AS TRUST NUMBER 1511, RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 24494382, TOGETHER WITH AN UNDIVIDED PERCENTAGE IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 344 N. Austin #2, Oak Park, IL 60302

PERMANENT INDEX NUMBER: 16-08-305-024-1015

Cook County Clerk's Office