

UNOFFICIAL COPY

FD21-0984
WARRANTY DEED

Doc#: 2119018409 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/09/2021 11:19 AM Pg: 1 of 2

THE GRANTOR, DIANA
FARRERA, N/K/A DIANA
BOBADILLA, divorced, not since
remarried, of the City of Oak Park,
County of Cook, State of Illinois,
for and in consideration of TEN
DOLLARS and other good and
valuable considerations in hand
paid, CONVEY and WARRANT
to Philip Minesell, widowed and not
since remarried, of Traverse City,
Michigan,

Dec ID 20210601680722
ST/CO Stamp 2-091-765-008 ST Tax \$187.00 CO Tax \$93.50

the following description of Real Estate situated in the County of Cook in the State of Illinois, to wit:

See attached for legal description.

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: 16-07-121-045-1003

Address of Property: 151 N. Kenilworth Ave. Unit 1C, Oak Park, IL 60301

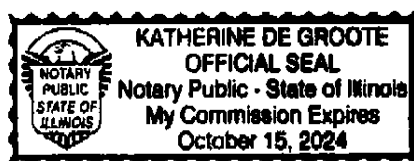
Dated this 21st day of June, 2021

  (SEAL)
DIANA FARRERA N/K/A DIANA BOBADILLA

State of Illinois, County of Cook, ss.

I, the undersigned, a Notary Public in and for said county, in the State aforesaid, DO HEREBY CERTIFY that Diana Farrera n/k/a Diana Bobadilla, 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 she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 21st day of June, 2021




NOTARY PUBLIC

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Legal Description

SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, TO WIT:

UNIT 1-C AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 6 IN THE MANOR SUBDIVISION OF LOTS 2 AND 3 OF KETTLESTRINGS' SUBDIVISION OF LAND IN THE SOUTHEAST 1/4 OF THE NORTHWEST 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 "B" TO THE DECLARATION OF CONDOMINIUM MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 26, 1974 KNOWN AS TRUST NO. 32691, RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS AS DOCUMENT 22733914; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS SET FORTH IN SAID DECLARATION; AND A PARKING EASEMENT TO PARKING SPACE NO. 2 AS DELINEATED ON SAID SURVEY.

SUBJECT ONLY TO: 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; HOMEOWNERS OR CONDOMINIUM ASSOCIATION DECLARATION AND BYLAWS, IF ANY; AND GENERAL REAL ESTATE TAXES NOT YET DUE AND PAYABLE AT THE TIME OF CLOSING.


This instrument was prepared by: Katherine De Groote
Attorney at Law
4669 North Manor Avenue
Chicago, IL 60625

MAIL TO: Gayle Weinberg Kalmin
Law Offices of Gayle Weinberg, P.C.
218 LaSalle St., Suite 1600
Chicago, Illinois 60602

SEND TAX BILLS TO: Philip Mikesell
151 N. Kenilworth Ave., Unit 1C
Oak Park, Illinois 60301

Real Estate Transfer Tax

\$1,496.00




6810

REAL ESTATE TRANSFER TAX		28-Jun-2011
COUNTY:	93.5	
ILLINOIS:	187.5	
TOTAL:	280.0	
16-07-121-045-1003 20210601680722 2-091-785-001		