

# UNOFFICIAL COPY

Doc# 2119620519 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 07/15/2021 01:42 PM Pg: 1 of 3

**WARRANTY DEED  
ILLINOIS STATUTORY  
Individual to Individual**

Dec ID 20210601686386  
ST/CO Stamp 0-383-089-936 ST Tax \$145.00 CO Tax \$72.50

2129147

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

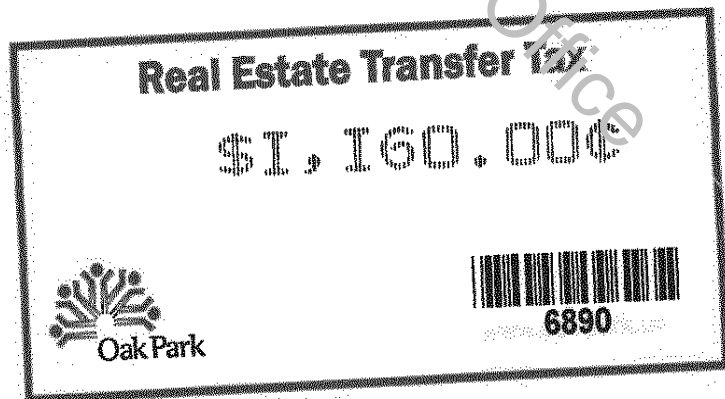
THE GRANTOR(S), Duwanna L. Wall, an unmarried woman, of the City of Chicago, County of Cook and State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANT(S) to GRANTEE(S), Daphne Wilson, an unmarried woman, having an address of 480 Hibiscus St, #906, West Palm Beach, FL 33401, the following described real estate situated in the County of Cook in the State of Illinois, to wit:



SEE ATTACHED FOR LEGAL DESCRIPTION

Permanent Real Estate Index Number: 16-07-315-029-1001  
Property Address: 336 S Maple Avenue, Unit 1A Oak Park, IL 60302

SUBJECT TO: Convents, conditions and restrictions of record; public and utility easements; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes not 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.



REAL ESTATE TRANSFER TAX		07-Jul-2021
	COUNTY:	72.50
	ILLINOIS:	145.00
	TOTAL:	217.50

16-07-315-029-1001 | 20210601686386 | 0-383-089-936

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IN WITNESS WHEREOF, Grantor(s) signed and sealed this WARRANTY DEED

Dated: July 2nd, 2021

Duwanne L. Wall  
Duwanne L. Wall

STATE OF ILLINOIS     )  
  )     SS.  
COUNTY OF COOK     )

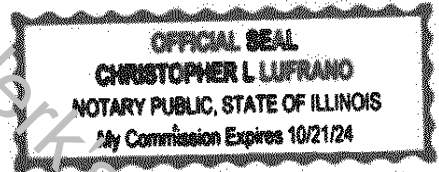
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Duwanne L. Wall, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she signed, sealed and delivered the instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 2nd day of July, 2021

[Signature]  
\_\_\_\_\_  
Notary Public

My commission expires on 10/21/24

This Document was prepared by:  
Lufrano Law, LLC  
818 Harrison Street, Ste. 210  
Oak Park, IL 60304



**Send future tax bills to:**  
Daphne Wilson  
336 S Maple Avenue, Unit 1A  
Oak Park, IL 60302

**Upon recording return to:**  
Daphne Wilson  
336 S Maple Ave  
Unit 1A  
Oak Park IL 60302

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## LEGAL DESCRIPTION

### PARCEL 1:

UNIT 336-1A IN THE LION'S GATE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING REAL ESTATE: THE SOUTH 29 FEET OF LOT 26 AND ALL OF LOTS 29, 32, AND 35 IN SCOVILLE AND NILES SUBDIVISION OF BLOCK 5 IN 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 RECORDED JULY 2, 2007 AS DOCUMENT NUMBER 0718316025, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE OF USE OF STORAGE SPACE S-1, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED JULY 2, 2007 AS DOCUMENT NUMBER 0718316025.

Permanent Real Estate Index Number: 16-07-315-029-1001

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