

UNOFFICIAL COPY

Doc# 2120218254 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/21/2021 08:55 AM Pg: 1 of 2

WARRANTY DEED ^{1/2}

21 GNW 681136WH
THE GRANTOR(S), **RUSSELL W WILCOX** ^{and}

JULIE P BENEDETTO-WILCOX, husband

And wife, of 222 N Marion St Unit 3M Oak Park IL

Cook County in consideration of TEN (\$10.00)

DOLLARS, receipt whereof is hereby acknowledged,

Do(es) hereby conveys and warrants to buyer(s),

WILLIAM SCHRAUFNAGEL of 1216 Columbian

Ave. Oak Park, IL,

Dec ID 20210601671956

ST/CO Stamp 1-722-819-344 ST Tax \$215.00 CO Tax \$107.50

The Following described 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.

SUBJECT TO: General real estate taxes for 2020 2nd and subsequent years not due and payable at the time of closing, , building, building line and use or occupancy restrictions, conditions and covenants of record, zoning laws and ordinances, easements for public utilities.

P.I.N.(S): 16-07-111-012-1039

Address of Real Estate: 222 N Marion St Unit 3M Oak Park IL 60302

Dated this 33 day of June, 2021.



Russell W Wilcox



Julie P Benedetto-Wilcox

State of IL, County of DuPage, I Kim Ryan, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Russ & Julie Wilcox 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, sealed and delivered the said instrument as their free and voluntary act, for the use and purposes therein set forth. Given under my hand this 31 day of June, 2021.

Commission expires 10/9, 2020

NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES: 10/09/22


NOTARY PUBLIC

This instrument was prepared by William Belmonte, 311 County Farm Rd. Suite I Wheaton IL 60187
Mail To:
Jim Ziegler
1 E Wacker Drive Suite 2610
Chicago IL 60601
Send Subsequent Tax Bills to:
William & Mary Schraufnagel
222 N Marion St. #3M
Oak Park, IL 60302

CHARGE CTC DUPAGE

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LEGAL

PARCEL 1: UNIT 3-M TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN MARION GARDEN CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO 24731530, AS AMENDED FROM TIME TO TIME, IN THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE NO. 67 AND 32, LIMITED COMMON ELEMENTS, AS SET FORTH AND PROVIDED IN THE AFOREMENTIONED DECLARATION OF CONDOMINIUM.

