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Warranty Deed

Doc# 2122808102 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/16/2021 10:58 AM Pg: 1 of 3

ILLINOIS

PTA1- 72707
10f1

Dec ID 20210701607340
ST/CO Stamp 1-110-100-752 ST Tax \$265.00 CO Tax \$132.50

Proper Title, LLC
1530 E. Dundee Rd. Ste. 250
Palatine, IL 60074

Above Space for Recorder's Use Only

THE GRANTOR(s) Patrick O'Rourke and Amy T. O'Rourke, husband and wife, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(s) and WARRANT(s) to Joseph Jones _____ the following described Real Estate situated in the County of Cook in the State of Illinois to wit: *(See page 2 for legal description attached hereto and made part hereof.)*, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes for 2020 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 16-07-315-026-1003

Address(es) of Real Estate: 312 S Maple Ave, Unit 2N Oak Park, IL 60302

The date of this deed of conveyance is 07/16/2021.

This Warranty Deed may be signed in counterparts. Signature pages are attached hereto and made a part hereof.

Real Estate Transfer Tax

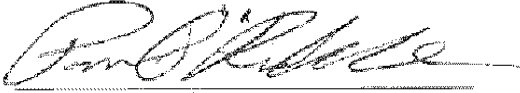
\$2,120.00



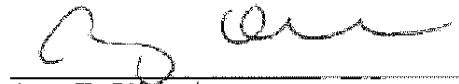
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SIGNATURE PAGE

For the Warranty Deed having the following Grantors conveying Real Estate commonly known as 312 S Maple Ave, Unit 2N, Oak Park, IL 60302 with the following Permanent Real Estate Index Number: 16-07-315-026-1003.



Patrick O'Rourke



Amy T. O'Rourke

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 Patrick O'Rourke and Amy T. O'Rourke 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 his/she(they) signed, sealed and delivered the said instrument as his/her(their) free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

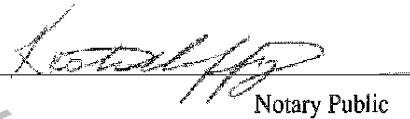
(Impress Seal Here)

Given under my hand and official seal

07/16/2021

(My Commission Expires

03/23/2025)


Notary Public

Property of Cook County Clerk's Office

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LEGAL DESCRIPTION

For the premises commonly known as: 312 S Maple Ave, Unit 2N, Oak Park, IL 60302

Legal Description:

Parcel 1:

Unit 2N in South Maple Condominium as delineated on the survey of the following described real estate:
Lot 11 in Scoville and Niles subdivision of Block 5 in Scoville and Niles Addition to Oak Park, said Subdivision being a Subdivision of the West 40 acres of the Southwest Quarter of Section 7, Township 39 North, Range 13, East of the Third Principal Meridian;
Which survey is attached as exhibit "A" to the declaration of Condominium, recorded as document 04029971, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Parcel 2:

The exclusive right to the use of P1 and S2, a limited common element, as delineated on the survey attached to the declaration aforesaid, recorded as document 04029971.

Property of Cook County Clerk's Office

This instrument was prepared by:

Kristen Duffy
Duffy Law, LLC
130 N Garland Ct #4702
Chicago, IL 60602

Send subsequent tax bills to:

Joseph Jones
312 S Maple Unit 2N
Oak Park, IL 60302

Recorder-mail recorded document to:

Doug Peterson
1025 S. Winchester Rd
Northbrook, IL
60062