

# UNOFFICIAL COPY

WARRANTY DEED  
Statutory (Illinois)

Doc#: 2123633256 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 08/24/2021 03:59 PM Pg: 1 of 2

Dec ID 20210801624084  
ST/CO Stamp 1-466-857-232 ST Tax \$165.00 CO Tax \$82.50

THE GRANTOR, IRENA TODOROVA, a single woman, of the Village of Oak Park, County of Cook and State of Illinois, for the consideration of Ten and no/100 Dollars (\$10.00), and other good and valuable consideration, in hand paid, CONVEYS AND WARRANTS TO Dawn VanHee, of 2800 Laguna Circle, Unit B, Concord, California, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION RIDER ATTACHED HERETO.

Subject to: Real Estate taxes for the year 2020 and subsequent years; covenants, conditions and restrictions of record; terms, provisions, covenants and conditions of Declaration of Condominium and all amendments thereto; public and utility easements including any easements established by or implied from the Declaration of Condominium or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act; installments due after the date of closing of general assessments established pursuant to the Declaration of Condominium.

Real Estate Tax Number: 16-07-420-027-1002

Address of Real Estate: 402 Wesley Avenue, Unit 1, Oak Park, Illinois 60302

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.

DATED this 8<sup>th</sup> day of August, 2021

Irena Todorova (SEAL)  
Irena Todorova

STATE OF ILLINOIS }  
COUNTY OF LAKE } SS

Chicago Title

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that IRENA TODOROVA, a single woman, 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 8<sup>th</sup> day of August, 2021

Joel S Hymen  
Notary Public

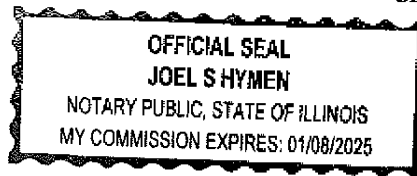
This instrument was prepared by  
Joel S. Hymen, Esq., Hymen & Blair, P.C., 1411 McHenry Road, Suite 125, Buffalo Grove, IL 60089

MAIL TO:

Dawn Van Hee  
402 Wesley Avenue  
Unit 1  
Oak Park, IL 60302

SEND SUBSEQUENT TAX BILL TO:

Dawn Van Hee  
402 Wesley Ave  
Unit #1  
Oak Park, IL  
60302



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## LEGAL DESCRIPTION

Order No.: 21CST280216VH



For APN/Parcel ID(s): 16-07-420-027-1002

PARCEL 1:  
 UNIT 402-1 IN THE WESTON PLACE CONDOMINIUMS, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:  
 ALL OF LOT 1 AND LOT 3 (EXCEPT THE SOUTH 55 FEET OF SAID LOT 3) IN FRINK AND COLEMAN'S SUBDIVISION OF BLOCK 6 IN OGDEN AND JONES' SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 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 28, 2006, AS DOCUMENT NUMBER 0620910004, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.



PARCEL 2:  
 THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S402-1, A LIMITED COMMON ELEMENT, AS DEFINED AND SET FORTH IN SAID DECLARATION OF CONDOMINIUM RECORDED JULY 28, 2006, AS DOCUMENT NUMBER 0620910004.

**Real Estate Transfer Tax**

\$1,329,000

7050

REAL ESTATE TRANSFER TAX		21-Aug-202
	COUNTY:	82.5
	ILLINOIS:	165.0
	TOTAL:	247.5
16-07-420-027-1002   20210801624084   1-466-857-23		