

# UNOFFICIAL COPY

## WARRANTY DEED

### Mail To

Jonathan Groll, Esq.  
830 North Boulevard  
Suite A  
Oak Park, IL 60301

Doc#: 2124534009 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 09/02/2021 09:18 AM Pg: 1 of 3

Dec ID 20210701616237  
ST/CO Stamp 0-132-085-520 ST Tax \$132.50 CO Tax \$66.25

### Name & Address of Taxpayer:

Richard Prokup  
Gia Prokup  
11841 Willow Ridge Dr.  
Willow Springs, IL 60480

Above Space for Recorder's Information

THE GRANTOR, KATHLEEN M. CETERA, a single person, of 407 S. East Avenue, Unit 2, Oak Park, Illinois, for and in consideration of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to RICHARD PROKUP and GIA PROKUP, as JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, of 11841 Willow Ridge Dr., Willow Springs, IL 60480; all interest in the following described real estate, situated in the County of Cook in the State of Illinois, to wit:

UNIT 407-2 IN THE EASTON PLACE CONDOMINIUMS, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 1 AND 2 IN D.J. KENNEDY'S RESUBDIVISION OF LOTS 2,4, AND 6 IN FRINK AND COLEMAN'S SUBDIVISION OF BLOCK 6 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 TO THE DECLARATION OF CONDOMINIUM RECORDED APRIL 21, 2004, AS DOCUMENT NUMBER 0411227001, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

*216 NW 210579 NS*



### Chicago Title

Subject to: Covenants, conditions and restrictions of record; building lines and easements, if any; and general real estate taxes for 2020 and subsequent years.

Permanent Index No.: 16-07-420-025-1009

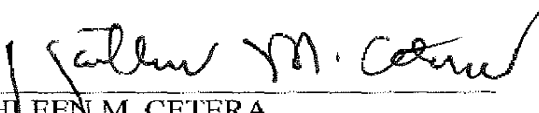
Address of Property: 407 S. East Avenue, Unit 2, Oak Park, IL 60302

### REAL ESTATE TRANSFER TAX

		24-Aug-2021
	COUNTY:	66.2
	ILLINOIS:	132.5
	TOTAL:	198.7
16-07-420-025-1009	20210701616237	0-132-085-520

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Dated this 30<sup>th</sup> day of July, 2021.

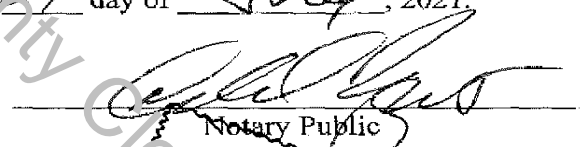


KATHLEEN M. CETERA

STATE OF ILLINOIS     )  
  ) ss  
COUNTY OF COOK     )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that KATHLEEN M. CETERA, is 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 and delivered said instrument as her free and voluntary act for the uses and purposes therein set forth.



Given under my hand and notarial seal, this 30<sup>th</sup> day of July, 2021.



Notary Public  
OFFICIAL SEAL  
DRAKE D. MERTES  
NOTARY PUBLIC, STATE OF ILLINOIS  
COMMISSION EXPIRES 09/10/2022

This document prepared by:

Drake D. Mertes, Esquire  
Dowd, Dowd & Mertes, Ltd.  
PO Box 2658  
Des Plaines, IL 60017

<b>Real Estate Transfer Tax</b>	
<b>\$1,064.00</b>	
 Oak Park	 6982

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CHICAGO TITLE  
COMPANY

## LEGAL DESCRIPTION

Order No.: 21GNW290079NS

For APN/Parcel ID(s): 16-07-420-025-1009

UNIT 407-2 IN THE EASTON PLACE CONDOMINIUMS, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

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OFFICE OF Cook County Clerk's Office