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WARRANTY DEED ILLINOIS STATUTORY Doc#. 2125106461 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 09/08/2021 12:52 PM Pg: 1 of 3

Dec ID 20210801638262

ST/CO Stamp 1-878-871-824 ST Tax \$95.00 CO Tax \$47.50

THE GRANTORS Clifford Ca Ison, a married person, and Darren Knapp, a married person, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to Milan Avramovic, a person of 7335 Fullerton Avenue Unit 1N, Elmwood Park, IL 60707, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Permanent Index Number(s): 16-18-126-021-1012

Property Address: 727 South Maple Avenue Unit 205, Oak Fark U. 60304

SUBJECT TO: Covenants, conditions and restrictions of record, atility easements and general taxes for the year 2020 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

Hereby releasing and waiving all rights under and by virtue of the Homesteac Everaption Laws of the State of Illinois.

Dated this <u>2</u> day of

Clifford Chrison (Seal

Down Knam (Seal

 REAL ESTATE TRANSFER TAX
 07-Sep-202

 COUNTY:
 47.5

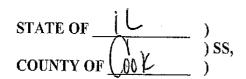
 ILLINOIS:
 95.0

 TOTAL:
 142.5

 16-18-126-021-1012
 20210801638262
 1-878-871-824

2/gnw282309 RM 1062 RB

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I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Clifford Carlson and Darren Knapp 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 in the instrument as their 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 notarial seal, this ____ day of

otary Public

THIS INSTRUMENT PREPARED BY Drost Kivlahan McMahon & O'Cornot LLC 11 South Dunton Ave Arlington Heights, IL 60005

MAIL TO:

Jill Daniels LLC 29 S. Brainard Ave. La Grange, IL 60525

OFFICIAL SEAL ASHLEY A DEPUE NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:12/31/23

SEND SUBSEQUENT TAX BILLS TO:

Milan Avramovic 727 Souta Maple Avenue Unit 205 Oak Park, J. 60304

Real Estate Transfer Tax





2125106461 Page: 3 of 3

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LEGAL DESCRIPTION

Order No.: 21GNW282309RM

For APN/Parcel ID(s): 16-18-126-021-1012

UNIT 205 IN THE COLONIAL MANOR SOUTH CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE THE SOUTH 26.06 FEET OF LOT 6 (EXCEPT THE WEST 7 FEET THEREOF), LOT 7 (EXCEPT THE WEST 7 FEET THEREOF), THE NORTH 27 FEET OF LOT 8 (EY.CEPT THE WEST 7 FEET THEREOF) IN BLOCK 12, IN W. J. WILSON'S ADDITION TO OAK PARK, A SUBDIVISION IN THE WEST 1/2 OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF' RECORDED NOVE MBER 16, 1886, IN BOOK 24 OF PLATS, PAGE 30, AS DOCUMENT 773322 IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION DED PL DED PER DED PL DED PER DED PL DED PER DED PL DED PE OF CONDOMINIUM RECORDED AS DOCUMENT 24966246, AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.