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First American Title Insurance Company

WARRANTY DEED ILLINOIS STATUTORY INDIVIDUAL

Prepared by:

LAW OFFICES OF GEMMA B. DIXON
203 N. LA SALLE STREET, SUITE 2100
CHICAGO, ILLINOIS 60601-1226

Mail To:

Gerogina Diaz, Esq.
DIAZCASE, P.C.
7100 W. 16th Street
Berwyn, IL 60402

Name and Address of Taxpayer/Grantee's Address
MARQUITTA DIXON
1128 W. HARLEM AVENUE - UNIT A
RIVER FOREST, IL - 60305-1555

Doc#: 2125806050 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/15/2021 08:26 AM Pg: 1 of 1

Dec ID 20210801627346
ST/CO Stamp 0-829-415-184 ST Tax \$242.00 CO Tax \$121.00

THE GRANTOR(S) DELFINA CERVANTES, a single person, of the City of Chicago, Cook County, State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANTS to MARQUITTA DIXON, a single person, of the City of Chicago, Cook County, State of Illinois, all interest in the following described Real Estate situated in the County of COOK in the State of IL, to wit:

LEGAL DESCRIPTION

PARCEL1: UNIT 1128A IN DOMINICAN MANOR CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 23 AND LOT 24 IN GREY & BREASE'S RESUBDIVISION LOF LOTS 1, 8 THROUGH 11, 14 THROUGH 16 IN BROGUE'S ADDITION TO OAK PARK, BEING A SUBDIVISION OF THE EAST HALF OF THE SOUTHEAST QUARTER AND THE EAST THIRD OF THE WEST HALF OF SAID SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0434119070, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: AN EXCLUSIVE RIGHT TO USE OF PARKING SPACE P-1 AS LIMITED COMMON ELEMENTS AS DELIEATED ON A SURVEY ATTACHED TO THE DECLARATION AFOREMENTIONED RECORDED AS DOCUMENT 04341190070.

Permanent Real Estate Index Number(s): 15-01-403-049-1007
Address of Real Estate: 1128 N. HARLEM AVENUE, UNIT A, RIVER FOREST, ILLINOIS 60305

Dated this 16th day of August, 2021.

DELFINA CERVANTES

VILLAGE OF RIVER FOREST
Real Estate Transfer Tax
Date 8-12-21 Amount Paid \$242.00

STATE OF ILLINOIS, COOK COUNTY ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DELFINA CERVANTES, is personally known to me to be the same person(s) whose name(s) 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 uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this 16th day of August, 2021.

Notary Public

OFFICIAL SEAL
DOMINIQUE D GRIFFIN
ARY PUBLIC - STATE OF ILLINOIS
COMMISSION EXPIRES:03/26/22

WARRANTY DEED - STATUTORY - INDIVIDUAL
FIRST AMERICAN TITLE
FILE # 3184331