

# UNOFFICIAL COPY

**WARRANTY DEED  
Statutory (Illinois)  
(Individual to Individual)**

Doc#: 2126749065 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 09/24/2021 01:50 PM Pg: 1 of 2

Dec ID 20210401604465  
ST/CO Stamp 0-235-880-720 ST Tax \$241.00 CO Tax \$120.50

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FIDELITY NATIONAL TITLE  
OC21012764

Above Space for Recorder's use only

**THE GRANTOR(s):** Benjamin A. Sweeney and Heather Sweeney, husband and wife as tenants by the entirety of the City of Forest Park, County of Cook, State of Illinois, for and in consideration of TEN DOLLARS, and other good and valuable considerations in hand paid, CONVEYS and WARRANTS unto:

*Rosario*  
Cynthia Ballesteros 470 N. Harlem Ave, #1022 Oak Park, IL 60301  
(Name and Address of Grantee)

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

**PARCEL 1:**

UNIT 4D IN THE WEST MADISON CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE PART OF THE EAST 1/2 OF LOT 2 AND OF LOT 3 IN JOHN STERNBERG'S SUBDIVISION OF THE SOUTH 2/5 OF BLOCK 34 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN,

**AND**

LOT 3 IN PEASLEE'S RESUBDIVISION OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTH 1/3 OF THE NORTH 3/5 OF BLOCK 34 (EXCEPT THE EAST 100.00 FEET AND EXCEPT THE SOUTH 16.00 FEET THEREOF) AND OF THE NORTH 1/2 (EXCEPT THE EAST 100.00 FEET THEREOF) OF THE SOUTH 1/3 OF THE NORTH 3/5 OF SAID BLOCK 34, IN RAILROAD ADDITION TO THE TOWN OF HARLEM, A SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0527618058, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

**PARCEL 2:** EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, USE AND ENJOYMENT AS CREATED BY AND SET FORTH IN THE RECIPROCAL EASEMENT AGREEMENT, RECORDED AS DOCUMENT NUMBER 0527618057.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

**SUBJECT TO:** covenants, conditions, and restrictions of record, and to General Taxes for 2020 and subsequent years.

Permanent Real Estate Index Number(s): 15-12-431-071-1012

Address(es) of Real Estate: 7509 MADISON STREET, Unit 4D, Forest Park, IL 60130

Dated this 22<sup>ND</sup> day of April, 2021.

PLEASE  
PRINT OR  
TYPE NAME(S)  
BELOW  
SIGNATURE(S)

By: [Signature] (SEAL)  
Benjamin A. Sweeney

By: [Signature] (SEAL)  
Heather Sweeney



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State of Illinois )  
                          ) SS  
County of Cook )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid,

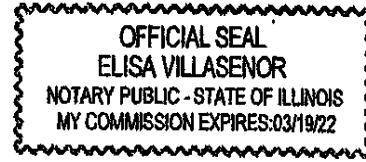
DO HEREBY CERTIFY that Benjamin A. Sweeney and Heather Sweeney

IMPRESS personally known to me to be the same person (s) whose name (s) subscribed to the  
SEAL foregoing instrument, appeared before me this day in person, and acknowledged that they signed,  
HERE 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 22<sup>ND</sup> day of April, 20 21.

Commission expires 3/19 20 22

Elisa Villaseñor  
NOTARY PUBLIC



This instrument was prepared by: **MARK L. KARNO (21-162)**  
33 N. LaSalle Street  
Suite 3500  
Chicago, IL 60602

GRANTEES ADDRESS

MAIL TO:

Law Office of Jonathan Groll  
830 North Blvd, Suite A  
Oak Park, IL 60301

SENT SUBSEQUENT TAX BILLS TO:

Cynthia Ballesteros  
7509 Madison St, Unit 4D  
Forest Park, IL 60130

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

**REAL ESTATE TRANSFER TAX**

04-May-2021

	<b>COUNTY:</b>	120.0
	<b>ILLINOIS:</b>	241.0
	<b>TOTAL:</b>	361.0

15-12-431-071-1012 | 20210401604465 | 0-235-880-721