

UNOFFICIAL COPY

WARRANTY DEED

Doc#: 2201312059 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/13/2022 06:54 AM Pg: 1 of 2

Dec ID 20211201669404
ST/CO Stamp 1-341-793-936 ST Tax \$127.50 CO Tax \$63.75

Property of Cook County Clerk's Office

LN21025205 1 of 1

THE GRANTOR(S), Xulei Ruan, a unmarried woman of 1235 S. Prairie Ave. Chicago, IL 60605, for and in consideration of ten dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Timothy Grover and Kitticharoen Subphachaisirikul, ~~husband and wife~~ of 1021 Des Plaines Avenue Forest Park, IL 60130, as tenants by the entirety, all interest in the following described Real Estate situated in the County of Cook in the State of IL, to wit:

* Married to each other

UNIT NO. D-7 AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS DEVELOPMENT PARCEL):

LOTS 6 AND 7 IN BLOCK 14 IN RAILROAD ADDITION TO TOWN OF HARLEM IN THE SOUTH EAST 1/4 OF SECTION 12, 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 MADE BY ROMBER CONSTRUCTION CO., A CORPORATION OF ILLINOIS, RECORDED IN THE OFFICE OF THE RECORDER AND REGISTRAR OF TITLES, OF COOK COUNTY, ILLINOIS, AS DOCUMENT 19344851 AND DOCUMENT LR2188695 AND RE-RECORDED AS DOCUMENT 19553272 AND AS DOCUMENT LR 2224347, RESPECTIVELY; TOGETHER WITH AN UNDIVIDED 2.54 PERCENT INTEREST IN SAID DEVELOPMENT PARCEL (EXCEPTING FROM SAID DEVELOPMENT PARCEL ALL THE LAND, PROPERTY AND SPACE KNOWN AS UNITS A-1 TO A-8, B-1 TO B-10, C-1 AND C-10 AND D-1 TO D-10 AS SAID UNITS ARE DELINEATED ON SAID SURVEY).

SUBJECT TO: Covenants, conditions and restrictions of record; Building lines and easements; General real estate taxes for the year 2021 and subsequent years.

Hereby releasing all homestead exemption rights under the State of Illinois.

Permanent Real Estate Index Number(s): 15-12-420-015-1035
Address(es) of Real Estate: 7251 Randolph St. Unit D7 Forest Park, IL 60130

Landtrust National Title Services
120 S. LaSalle Street, Suite 1710
Chicago, Illinois 60603

UNOFFICIAL COPY

Dated this 15th day of December, 2021.

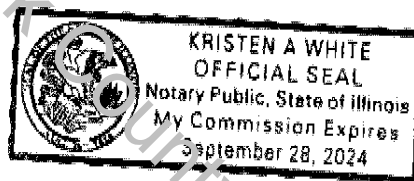
By: Xulei Ruan
Xulei Ruan

State of IL, County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that Xulei Ruan, personally known to me to be the same person(s) whose name is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 15th Day of December 2021.

Kristen A White
Notary Public



Prepared by:
Kristen A. White Esq.
5434 N. Winthrop Ave
Chicago, IL 60640

Mail to:
Jodi Packer, Esq.
824 S. Scoville Ave
Oak Park, IL 60304

VILLAGE OF FOREST PARK
PROPERTY COMPLIANCE
No. 9264
12/3/21
Approved/____

Name and Address of Taxpayer:
Kitticharoen Subphachaisirikul & Timothy Groves
7251 Randolph St. Unit D7
Forest Park, IL 60130

REAL ESTATE TRANSFER TAX		05-Jan-2022
	COUNTY:	63.75
	ILLINOIS:	127.50
	TOTAL:	191.25
15-12-420-015-1035		20211201669404 1-341-793-936