

UNOFFICIAL COPY

Doc#: 2209713024 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/07/2022 09:52 AM Pg: 1 of 3

Dec ID 20220301654325
ST/CO Stamp 0-675-005-328 ST Tax \$750.00 CO Tax \$375.00

WARRANTY DEED

AFTER RECORDING MAIL TO:

SPINA MCGUIRE & DEAR PC
7610 W. NORTH AVE
ELMWOOD PARK, IL 60707

(Reserved for Recorders Use Only)

MAIL REAL ESTATE TAX BILL TO:

IAN FIGULY & CLAIRE McMAHON
934 NORTH GROVE AVE
OAK PARK, IL 60302

THE GRANTOR: DAVID R. BISTERFELDT AND TRACY M. BISTERFELDT, F/K/A TRACY M. SCHAFFER, HUSBAND AND WIFE of 934 NORTH GROVE AVE., OAK PARK, IL 60302, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid convey and warrant to:

~~BOTH SINGLE, AS JOINT TENANTS~~, to have and to hold, the following described Real Estate, situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Commonly known as: 934 NORTH GROVE AVE. OAK PARK, IL 60302
PIN: 16-06-126-004-0000

*** not as tenants in common, but as joint tenants with right of survivorship

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 building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

Real Estate Transfer Tax

\$6,000.00



7819



2265A 229307NA

Chicago Title

UNOFFICIAL COPY

LEGAL DESCRIPTION

PARCEL 1: LOT 21 IN BLOCK 16 IN SALINGER AND HUBBARD'S KENILWORTH BOULEVARD ADDITION TO OAK PARK, BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DOCUMENT RECORDED JUNE 16, 1927 AS 9686960 FOR THE PURPOSE OF JOINT USE AND BENEFIT OF DRIVEWAY OVER THE FOLLOWING DESCRIBED LAND: 5 FEET TO BE MEASURED OFF FROM THE SOUTH SIDE, COMMENCING ON NORTH GROVE AVENUE AND EXTENDING BACK EASTERLY 162 FEET AND 10 INCHES BEING THE FULL DEPTH, OF LOT 22 IN BLOCK 16 IN SALINGER AND HUBBARD'S KENILWORTH BOULEVARD ADDITION TO OAK PARK, BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Cook County Clerk's Office