

UNOFFICIAL COPY

Doc#: 2209813513 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/08/2022 04:01 PM Pg: 1 of 2

Dec ID 20220401670101
ST/CO Stamp 0-131-228-560 ST Tax \$160.00 CO Tax \$80.00

WARRANTY DEED

Old Republic Title
9601 Southwest Highway
Oak Lawn, IL 60453

File No: 22147854 ^{1/2}

THIS INDENTURE WITNESSETH, that the Grantor(s), Megan Kleman, a married woman, of the County of Cook and State of Illinois for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, CONVEY(S) and WARRANT(S) TO Jeffrey Marshall, 345 S. Cuyler, Unit 2S, Oak Park, IL, a single man, the following described real estate, to-wit:

UNIT 302 AND P-5 IN THE AVENUE PARK CONDOMINIUMS, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 12 IN BLOCK 4 IN BLACKSTONE ADDITION TO OAK PARK, A SUBDIVISION IN THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED JUNE 24, 2004 AS DOCUMENT NO. 0417627004, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

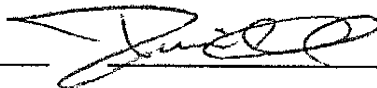
Permanent Real Estate Index Number: 16-07-406-024-1012; ~~1020~~ and 16-07-406-024-1020

Address of Real Estate: 240 S Oak Park Ave Unit 302, Oak Park, IL 60302

Subject to the following restrictions: a) all taxes and special assessments for the year 2021 and hereafter; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) roads and highways; situated in, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 1 Day of April, 2022


Megan Kleman

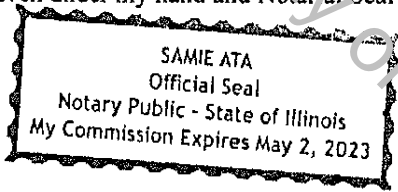


UNOFFICIAL COPY

STATE OF Illinois)
COUNTY OF Cook) ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT, Ramsey A Megan Kleman, personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/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 1 day of April, 2022



[Signature]
Notary Public



This Instrument was prepared by:
Samie Ata
10320 S Harlem Ave
Palos Hills IL 60465

Future Tax Bills to:
Jeffrey Marshall
240 S. Oak Park Ave #302
Oak Park, IL 60302

After recording return document to:
Hawbecker & Garver, LLC
26 Blaine Street
Monsieville, IL 60521

Real Estate Transfer Tax

\$1,280.00

7783

REAL ESTATE TRANSFER TAX		01-APR-2022	
COUNTY:	80.00	ILLINOIS:	160.00
TOTAL:	240.00		

16-07-406-024-1012 | 20220401670101 | 0-131-228-560