

2022
226NW943123WH
UNOFFICIAL COPY

WARRANTY DEED

Doc#. 2210504008 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/15/2022 06:17 AM Pg: 1 of 3

THE GRANTOR(S), MARY JANE NELSON STITT AND ROBERT F. STITT, HUSBAND AND WIFE, of Oak Park, Illinois for and in consideration of Ten and No/100 (\$10.00) Dollars, CONVEYS and WARRANTS to JAMES G. NIX AND MARY TERESA NIX, TRUSTEES OF THE JAMES G. NIX LIVING TRUST DATED OCTOBER 11, 2017 AND MARY TERESA NIX AND JAMES G. NIX, TRUSTEES OF THE MARY TERESA NIX LIVING TRUST DATED OCTOBER 11, 2017 the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

Dec ID 20220301657168
ST/CO Stamp 1-276-386-704 ST Tax \$550.00 CO Tax \$275.00

SEE ATTACHED LEGAL DESCRIPTION

P.I.N. 16-07-302-023-1016

Commonly known as 110 S Marion St, #402, Oak Park, IL 60302

SUBJECT TO THE FOLLOWING: general real estate taxes not due and payable at the time of closing, covenants, conditions, restrictions of record, building lines and easements if any, so long as they do not interfere with Purchaser's use and enjoyment of property.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. To have and to hold said property forever as TENANTS BY THE ENTIRETY

MAIL TO:
Zachary P. Rustad, Esq.
Roeser Tanner & Graham, LLC
Two North Riverside Plaza
Ste 1850
Chicago, IL 60606

SEND SUBSEQUENT TAX BILLS TO: AND GRANTEE
JAMES NIX AND MARY TERESA NIX
110 S Marion St, #402
Oak Park, IL 60302

ADDRESS OF PROPERTY:
110 S Marion St, #402
Oak Park, IL 60302

This instrument was prepared by:
MICHAEL D. HOVDE, JR. 107 Third St., Suite Three, Bloomingdale, IL 60108

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Dated this MARCH 23, 2022

Mary Jane Nelson Stitt
MARY JANE NELSON STITT

Robert F. Stitt / Mary Jane Nelson Stitt
ROBERT F. STITT AS Attorney POA
in fact

STATE OF Illinois)

) SS.

COUNTY OF DuPage)

by MARY JANE NELSON STITT
Attorney in fact

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that MARY JANE NELSON STITT AND ROBERT F. STITT, are personally known to me to be the same persons whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed, sealed, and delivered this 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 day of MARCH, 2022

[Signature]
Notary Public



STATE OF Illinois)

) SS.

COUNTY OF DuPage)



I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that MARY JANE NELSON STITT AND ROBERT F. STITT, are personally known to me to be the same persons whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed, sealed, and delivered this 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 ____ day of _____, 2022

Notary Public

Real Estate Transfer Tax

\$4,400.00

7778
www.oakpark.il.us

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PARCEL 1:

UNIT NUMBER 402 IN THE RESIDENCE AT THE OAK PARK OPERA CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOT 8 IN JAMES W. SCOVILLE'S ADDITION TO HARLEM IN THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPTING THEREFROM PARCEL "B" ON PAGE 4 OF 9 OF PLATS), IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED NOVEMBER 8, 2008 AS DOCUMENT NUMBER 0631217018, AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE NUMBER P-26, A LIMITED COMMON ELEMENT, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO AND RECORDED AS DOCUMENT NUMBER 0631217018, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office