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Karen A. Yarbrough
Cook County Clerk
Date: 04/19/2022 10:03 AM Pg: 1 of 3

Dec ID 20220301665420
ST/CO Stamp 1-844-669-328 ST Tax \$790.00 CO Tax \$395.00

WARRANTY DEED

WHEN RECORDED MAIL TO:

Jonathan Spitzer + Beth Spitzer
209 S Euclid Ave
Oak Park IL 60302

SEND TAX BILLS TO:

Jonathan Spitzer and Beth Spitzer
209 S. Euclid Avenue
Oak Park, Illinois 60302

Above Space for Recorder's Use Only

The GRANTORS, **Ryan James Melville-Gray and Margaret Ann Lupiani**, husband and wife, of the Village of River Forest, County of Cook, State of Illinois, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby CONVEY and WARRANT unto the GRANTEES, **Jonathan Spitzer and Beth Spitzer**, husband and wife, not as Tenants in Common nor as Joint Tenants, but as *TENANTS BY THE ENTIRETY*, the following described real estate situated in the County of Cook, State of Illinois, to wit:

See attached Exhibit -A-

Chicago Title

Property Address: **209 S. Euclid Avenue, Oak Park, Illinois 60304**

Permanent Index Number: **16-07-406-011-0000**

226ND 252010WC

Subject only to the following, if any: 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.

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IN WITNESS WHEREOF, the Grantors, **Ryan James Melville-Gray and Margaret Ann Lupiani**, have caused their names to be signed to this instrument, as hereinafter provided:

Dated: 4/14/2022

Dated: 4/14/2022



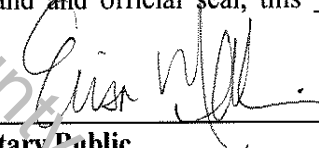
RYAN JAMES MELVILLE-GRAY



MARGARET ANN LUPIANI

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

The undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that **Ryan James Melville-Gray and Margaret Ann Lupiani**, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me in person and acknowledged that they signed and delivered the same instrument as their free and voluntary act, for the uses and purposes therein set forth. GIVEN under my hand and official seal, this 14th day of April, 2022.





Notary Public



My commission expires: 10/6/2024



Real Estate Transfer Tax

\$6,320.00

REAL ESTATE TRANSFER TAX		18-Apr-2022
	COUNTY:	395.00
	ILLINOIS:	790.00
	TOTAL:	1,185.00
16-07-406-011-0000		2022030106012 1-844-669-328

THIS INSTRUMENT WAS PREPARED BY:
Peter J. Latz & Associates LLC
104 N. Oak Park Avenue, Suite 200
Oak Park, Illinois 60301

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Exhibit -A-

Property Address: **209 S. Euclid Avenue, Oak Park, Illinois 60302**

Permanent Index Number: **16-07-406-011-0000**

Legally described as follows:

THE NORTH 45 FEET OF LOT 3 IN BLOCK 4 IN BLACKSTONE ADDITION TO OAK PARK, IN THE WEST ½ OF SOUTHEAST ¼ OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office