

UNOFFICIAL COPY

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Doc# 2214718290 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/27/2022 01:12 PM Pg: 1 of 3

WARRANTY DEED
INDIVIDUAL TO INDIVIDUAL

Dec ID 20220501621679
ST/CO Stamp 0-919-896-144 ST Tax \$572.00 CO Tax \$286.00

MAIL TO:

Law Offices of Heidi Waitmann Coleman PC
4301 N Lincoln Ave Ste 140
Lincolnwood IL 60712

GRANTORS, Tao Wang and Lubing Zhang, husband and wife, of the City of Oak Park, County of Cook, and State of Illinois, for and in consideration of TEN and 00/100 Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency is hereby acknowledged, CONVEY(S) and WARRANT(S) to the GRANTEE(S), Jacob Biederwolf and Elizabeth Klante, husband and wife of Chicago IL, not as Joint Tenants or as Tenants in Common but as Tenants by the Entirety, the following described real estate situated in the County of Cook, State of Illinois to-wit:

*aka Elizabeth Biederwolf

SEE ATTACHED FOR LEGAL DESCRIPTION

SUBJECT TO: General and special real estate taxes which are not yet due and payable; conditions, covenants and restrictions of record; building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the 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 premises forever.

Permanent Index Number: 16-07-316-084-0000
Property Address: 1020 Cedar Ct., Oak Park, IL 60302

PRAIRIE TITLE
322 W. NORTH AVE.
OAK PARK, IL 60302

DATED this 25th day of May, 2022

Grantor

Grantor

Real Estate Transfer Tax

\$4,576.00

8066

REAL ESTATE TRANSFER TAX

27-May-2022



COUNTY:	286.00
ILLINOIS:	572.00
TOTAL:	858.00

16-07-316-084-0000

| 20220501621679 | 0-919-896-144

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LEGAL DESCRIPTION

LOTS 33 AND 34 (EXCEPT THE SOUTH 20 FEET OF THE EAST 54 FEET AND EXCEPT THE SOUTH 20 FEET OF THE WEST 54 FEET AND EXCEPT THE NORTH 20 FEET OF THE EAST 54 FEET AND EXCEPT THE NORTH 20 FEET OF THE WEST 54 FEET AND INCLUDING PARCELS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 18, 19, 20, 21 AND 22 DESCRIBED COMMENCING THE SOUTHEAST CORNER ON SOUTH LINE, THENCE WEST ALONG THE SOUTH LINE A DISTANCE OF 92.16 FEET, THEN NORTH AND PARALLEL WITH THE WEST LINE OF SAID TRACT, A DISTANCE OF 20.00 FEET THENCE WEST PARALLEL TO THE SOUTH LINE A DISTANCE OF 54.00 FEET, THENCE NORTH ALONG WEST LINE A DISTANCE OF 160.12 FEET, THENCE EAST PARALLEL TO THE NORTH LINE A DISTANCE OF 54.00 FEET, THENCE NORTH PARALLEL TO THE WEST LINE A DISTANCE OF 20.00 FEET, THENCE EAST ALONG NORTH PROPERTY LINE A DISTANCE OF 92.16 FEET THENCE SOUTH PARALLEL TO THE WEST LINE A DISTANCE OF 200.41 FEET TO THE POINT OF COMMENCEMENT IN BLOCK 1 IN CENTRAL SUBDIVISION OF PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

ALSO;

THAT PART OF LOTS 33 AND 34 IN BLOCK 1 IN CENTRAL SUBDIVISION OF PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS. TAKEN AS A TRACT OF LAND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH EAST CORNER ON SOUTH LINE OF SAID TRACT THENCE WEST ALONG SOUTH LINE DISTANCE OF 3.08 FEET THENCE NORTH PARALLEL TO THE WEST LINE A DISTANCE OF 6.00 FEET, TO A SOUTHEAST CORNER OF EXISTING BUILDING FOUNDATION, SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTH ALONG BUILDING WALL A DISTANCE OF 39.95 FEET TO THE NORTHEAST CORNER OF SAID BUILDING, THENCE WEST 20.00 FEET ALONG THE BUILDING WALL, SAID POINT BEING THE CENTER LINE OF A PARTY WALL, THENCE SOUTH ALONG THE CENTER LINE OF SAID PARTY WALL A DISTANCE OF 39.95 FEET SAID POINT BEING THE CENTER LINE OF A PARTY WALL, THENCE EAST A DISTANCE OF 20.00 FEET TO THE SOUTHEAST CORNER OF SAID BUILDING FOUNDATION, BEING THE POINT OF BEGINNING.

COMMONLY KNOWN AS: 1020 Cedar Ct., Oak Park, IL 60302

PERMANENT INDEX NUMBER: 16-07-316-084-0000