

22GNW547521A

Doc#. 2223620164 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/24/2022 10:37 AM Pg: 1 of 3

Dec ID 20220701683431
ST/CO Stamp 1-547-223-632 ST Tax \$153.00 CO Tax \$76.50

WARRANTY DEED

ILLINOIS
Individual to Individual

The GRANTOR,
PHILIP J. GERRING,
a married man
of the Village of Forest Park,
County of Cook, State of Illinois, for and in
consideration of TEN DOLLARS AND NO/100 (\$10.00) and other good and valuable
consideration, in hand paid, CONVEY and WARRANT to GRANTEE, **ARIELLE R. WESTON**,
the following described Real Estate situated in the County of Cook in the
State of Illinois, to wit; * An Unmarried Woman

SEE LEGAL DESCRIPTION ATTACHED

*this is not homestead property

SUBJECT TO: (1) real estate taxes for the year 2021 and subsequent years;
(2) 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 property.
Hereby releasing and waiving all rights under by virtue of the Homestead Exemption of
the State of Illinois.

PERMANENT INDEX NUMBER: 15-12432-034-1039
15-12-432-034-1049

ADDRESS OF REAL ESTATE: 7428 Washington St, Unit 607
Forest Park, IL 60130

This Address is for informational purposes and is not a part of this conveyance.

Dated July 7, 2022.

Philip J. Gerring
Philip J. Gerring

Arielle Weston

VILLAGE OF
FOREST PARK
PROPERTY COMPLIANCE
No.

9580

Mar 7/19/22
Approved/Date:

UNOFFICIAL COPY

STATE OF ILLINOIS)
)
 COUNTY OF COOK)

SS

I, the undersigned Notary, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **PHILIP J. GERRING, a married man**, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, that he appeared before me this day in person and acknowledge that he signed, sealed and delivered said instrument as his free and voluntary act, for the uses and purposes therein forth.

GIVEN under my hand and official seal, this 7 day of July, 2022.



 NOTARY PUBLIC



AFTER RECORDING MAIL TO: Morton J. Rubin, P.C. 3330 Dundee Rd Suite C-4 Northbrook, IL 60062	SEND SUBSEQUENT TAX BILLS TO: Arielle Weston 7428 Washington St Unit 607 Forest Park, IL 60130
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DEED PREPARED BY: Kolpak Law Group LLC
 6767 N. Milwaukee Ave #202, Niles, IL 60714

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT A

Order No.: 22GNW547521PK

For APN/Parcel ID(s): 15-12-432-034-1049 and 15-12-432-034-1039

UNIT NUMBER (S) 607 AND P-9 IN WASHINGTON CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

PARCEL 1: LOT 10 IN THE TOELLNER'S SUBDIVISION OF THE SOUTH 1/2 OF BLOCK 30 OF THE SUBDIVISION OF PART OF THE SOUTH EAST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE WEST 27 FEET OF THE EAST 86 FEET OF LOT 40 IN MC LESTER'S MADISON STREET SUBDIVISION OF BLOCK 36 OF RAILROAD ADDITION TO HARLEM, IN THE SOUTH EAST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3: LOT 9 IN THE TOELLNER'S SUBDIVISION OF THE SOUTH 1/2 OF BLOCK 30 OF THE RAILROAD ADDITION TO HARLEM, A SUBDIVISION OF THE SOUTH EAST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4: THE WEST 27.30 FEET OF LOT 40 IN MC LESTER'S MADISON STREET SUBDIVISION OF BLOCK 36 OF THE RAILROAD ADDITION TO HARLEM OF PART OF THE SOUTH EAST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "" TO THE DECLARATION OF CONDOMINIUM RECORDED NOVEMBER 1, 2005 AS DOCUMENT NUMBER 0500502014; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.