

C.T.I./CY
1 OF 1
22CA 892240NC

UNOFFICIAL COPY

Doc#: 2223810067 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/26/2022 11:32 AM Pg: 1 of 3

WARRANTY DEED

Dec ID 20220701683791
ST/CO Stamp 1-316-307-536 ST Tax \$156.00 CO Tax \$78.00

MAIL TO:

Ms. Stella Bertakis
Sansonetti and Bertakis, LLC
1101 Perimeter Drive, #675
Schaumburg, IL 60173

GRANTORS William Nathan Waller and Michael W. Schoen, his husband, of 6627 N. Greenview Avenue, Chicago, IL 60626, for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, **CONVEY** and **WARRANT** to **GRANTEE** Karissa Jacobs of 675 Lake #151, Oak Park, IL 60301 the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Subject to: General real estate taxes not yet due or payable; terms and provisions of the Declaration of Condominium/Covenants, Conditions and Restrictions ("Declaration/CCRs") and all amendments; public and utility easements including any easements established by or implied from the Declaration/CCRs or amendments thereto, party wall rights and agreements; limitations and conditions imposed by the Governing Law; installments due after the date of Closing of general assessments established pursuant to the Declaration/CCRs.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number: 16-07-315-029-1053
Property Address: 1120 Washington Blvd. #Unit 1B, Oak Park, IL 60302



DATED this 1st day of August 2022


William Nathan Waller


Michael W. Schoen

Real Estate Transfer Tax

\$1,248.00

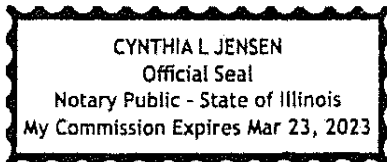
8350

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the Undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **William Nathan Waller and Michael W. Schoen, his husband**, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said 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 notarial seal, this 1st day of August, 2022



Cynthia L. Jensen
Notary Public

My commission expires on 3/23/2023.

PREPARER:

Cynthia L. Jensen
Jensen Law, P.C.
221 N LaSalle St., Suite 1600
Chicago, IL 60601

MAIL TAX BILLS TO:

Karissa Jacobs
1120 Washington Blvd. #Unit 1B
Oak Park, IL 60302

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION:

PARCEL 1:

UNIT 1120-1P IN THE LION'S GATE CONDOMINIUMS, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING TRACT OF LAND:

THE SOUTH 29 FEET OF LOT 26; ALL OF LOTS 29, 32, AND 35, IN SCOVILLE AND NILES SUBDIVISION OF BLOCK 5 IN SCOVILLE AND NILES ADDITION TO OAK PARK, BEING A SUBDIVISION OF THE WEST 40 ACRES OF THE SOUTHWEST ¼ 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 JULY 2, 2007 AS DOCUMENT NUMBER 0718316025, AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-53, LIMITED COMMON ELEMENT, AS DEFINED AND SET FORTH IN SAID DECLARATION OF CONDOMINIUM RECORDED JULY 2, 2007 AS DOCUMENT NUMBER 0718316025.

ADDRESS: 1120 WASHINGTON BLVD. #UNIT 1B, OAK PARK, IL 60302

PERMANENT INDEX NO.: 16-07-315-029-1053