

220469705

WARRANTY DEED

Doc#: 2230025000 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/27/2022 09:32 AM Pg: 1 of 3

Return To: Chris Koczvara
5838 S. Archer Avenue
Chicago, IL 60638

Dec ID 20221001664177
ST/CO Stamp 0-742-748-496 ST Tax \$130.00 CO Tax \$65.00

Tax Bill To & Grantee's Address:

Maria Gallegos
1130 Ontario Street
#B3
Oak Park, IL 60302

The Grantor, John James Lane, a single person, of the Village of Oak Park, County of Cook, State of Illinois, for and in consideration of TEN -----and/no DOLLARS, and other good and valuable consideration in hand paid, CONVEY AND WARRANT to

Maria Gallegos, a single person

the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

SEE LEGAL ATTACHED HERETO AND MADE A PART HEREOF.

Known As: 1130 Ontario Street, #B3, Oak Park, Illinois 60302

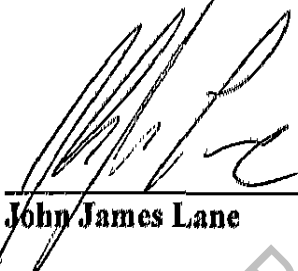
PIN: 16-07-112-014-1008

SUBJECT TO: 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, terms, provisions, covenants and conditions 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 Condominium Property Act; installments due after the date of closing of general assessments established pursuant to the Declaration/CCRs.

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

On this 24th day of Oct, 2022.



John James Lane

This Document Prepared by: Matthew J. Claes, Claes & Claes, Ltd., 2626 83rd Street, Darien, IL 60561

STATE OF ILLINOIS
COUNTY OF DEPUE

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that John James Lane, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

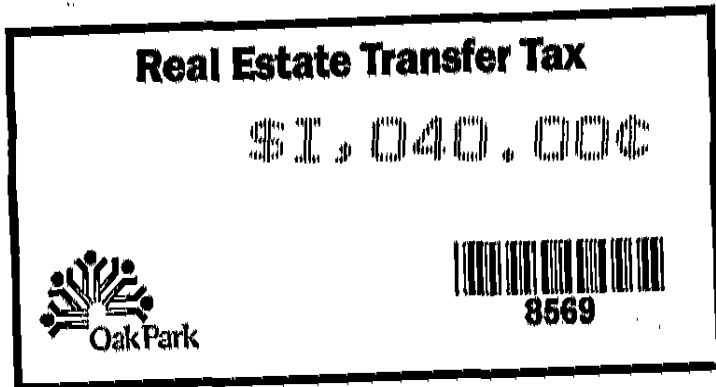
Given under my hand and notary seal, this 24th day of Oct, 2022.



Notary Public

(seal)

My commission expires _____



UNOFFICIAL COPY

ATTORNEYS' TITLE GUARANTY FUND, INC.

LEGAL DESCRIPTION

Permanent Index Number:

Property ID: 16-07-112-014-1008

Property Address:

1130 Ontario Street, Unit B3
Oak Park, IL 60302

Legal Description:

UNIT NUMBER B-3 AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE (HEREINAFTER REFERRED TO AS THE PARCEL): LOT 12 IN BLOCK 7 IN KETTLESTRINGS ADDITION TO HARLEM IN THE NORTHERN PART OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY THE AVENUE BANK AND TRUST COMPANY OF OAK PARK, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 3, 1977 KNOWN AS TRUST NUMBER 1814 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON DECEMBER 23, 1977 AS DOCUMENT 24259124, TOGETHER WITH AN UNDIVIDED 4.06 PERCENT AND SPACE COMPRISING ALL OF THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION OF CONDOMINIUM OWNERSHIP AND SURVEY; A PERPETUAL EASEMENT CONSISTING OF THE RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE AND RIGHT TO USE FOR PARKING PURPOSES (8) NUMBER 10 AS DELINEATED ON THE SURVEY ATTACHED AS EXHIBIT "A" TO SAID DECLARATION OF CONDOMINIUM OWNERSHIP, IN COOK COUNTY, ILLINOIS.

Cook County Clerk's Office