

22 - 65361

# UNOFFICIAL COPY

Doc#. 2230412044 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 10/31/2022 11:25 AM Pg: 1 of 3

Dec ID 20221001665089  
ST/CO Stamp 0-905-382-224 ST Tax \$182.50 CO Tax \$91.25

**WARRANTY DEED  
ILLINOIS STATUTORY  
Individual to Individual**

THE GRANTOR, Patrick O'Brien and Mary O'Brien, husband and wife, of the City of Oak Park, County of Cook, State of Illinois for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to Chandler K. Ledray all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

SUBJECT TO: Covenants, conditions and restrictions of record and building lines and easements, if any; and general real estate taxes not yet due and payable at the time of Closing.

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 Real Estate Index Number(s): 16-07-116-018-1003  
Address(es) of Real Estate: 225 N. Grove Avenue, Unit 2, Oak Park, IL 60302

Dated this 19th day of September, 2022

# UNOFFICIAL COPY

*Patrick O'Brien*

Patrick O'Brien

*Mary O'Brien*  
Mary O'Brien

STATE OF IL, COUNTY OF WILL ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Patrick O'Brien and Mary O'Brien, 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 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 official seal, this 19<sup>th</sup> day of September, 20 22



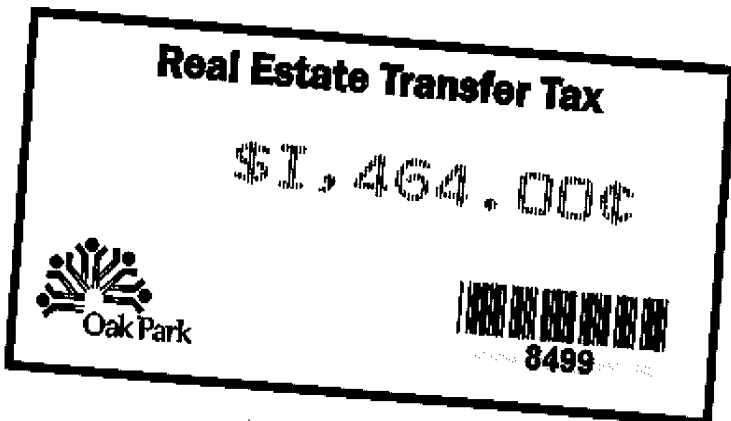
*Susan M. Hermann*  
(Notary Public)

Prepared by:  
Dana C. Siragusa  
Siragusa Law  
25 E. Washington Suite 700  
Chicago, Illinois 60602

Mail to:  
*Chandler K. Ledray*  
*225 N. Grove Ave #2*  
*Oak Park IL 60302*

Name and Address of Taxpayer:  
Grantee name & Address  
Chandler K. Ledray  
225 N. Grove Avenue  
Unit 2  
Oak Park, IL 60302

Warranty Deed Page 2 of 2



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15826-22-65361-IL

Property Address: 225 N Grove Ave, Unit 2, Oak Park, IL 60302

Parcel ID: 16-07-116-018-1003

UNIT 225-2 IN VILLA GROVE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: THE SOUTH 53 FEET OF THE NORTH 78 FEET OF THE EAST 1/2 OF THE WEST 341.2 FEET OF LOT 12 IN BLOCK 1 IN KETTLESTRING'S ADDITION TO HARLEM, BEING A SUBDIVISION OF THE NORTH PART OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED MARCH 21, 2000 AS DOCUMENT NUMBER 00197841 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS

Property of Cook County Clerk's Office