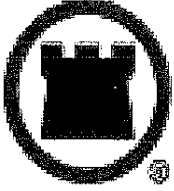


UNOFFICIAL COPY



Chicago Title Insurance Company

Doc#: 2234333091 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/09/2022 10:05 AM Pg: 1 of 2

Dec ID 20221101600648
ST/CO Stamp 1-703-228-752 ST Tax \$214.00 CO Tax \$107.00

Warranty DEED ILLINOIS STATUTORY

CT
22GNW014770WG
10/8

THE GRANTOR(S), Crystal L. Melendez, unmarried of the City of Oak Park, County of Cook, State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, conveys and warrants to Jessica Rachael O'Neal the following described real estate situated in the County of Cook in the State of Illinois, to wit:

PARCEL 1: (1001-B)

THE WEST 15.72 FEET OF THE EAST 47.05 FEET OF THE FOLLOWING DESCRIBED TRACT AS MEASURED ALONG THE NORTH AND SOUTH LINES OF SAID TRACT:
LOTS 43 AND 44 IN BLOCK 6 IN KEARNEY'S OAK PARK SUBDIVISION OF BLOCK 5, 6, 7 AND 8 IN SHIPPEN'S ADDITION TO OAK PARK A SUBDIVISION OF BLOCK 1, 2, 3, AND 4 IN MCGREW'S SUBDIVISION OF LOT 7 IN THE SUBDIVISION OF SECTION 18 (EXCEPT THE WEST 1/2 OF THE SOUTHWEST 1/4) ALL IN TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN
ALSO

PARCEL 2:

THE SOUTH 8.33 FEET OF THE NORTH 16.66 FEET OF LOT 44 (EXCEPT THE EAST 113.88 FEET THEREOF) IN BLOCK 6 IN KEARNEY'S OAK PARK SUBDIVISION AFORESAID ALSO

PARCEL 3:

EASEMENT AS SET FORTH IN DECLARATION OF EASEMENTS AND EXHIBIT '1' ATTACHED THERETO DATED JANUARY 20, 1970 AND RECORDED JANUARY 20, 1970 AS DOCUMENT 21062232 MADE BY LA SALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 17, 1959 AND KNOWN AS TRUST NUMBER 23823 AND AS CREATED BY THE DEED FROM SAID TRUSTEE TO JOHN LENGYEL AND SOPHIE LENGYEL HIS WIFE RECORDED MAY 1, 1970 AS DOCUMENT 21148225 FOR THE BENEFIT OF PARCELS 1 AND 2 FOR INGRESS AND EGRESS OVER AND ACROSS:

- A.) THE NORTH 14 FEET OF LOT 44
- B.) THE SOUTH 6.50 FEET OF LOT 43
- C.) THE WEST 3 FEET OF THE EAST 113.88 FEET OF LOT 43 AND 44 AND EXCEPT THE NORTH 14 FEET OF LOT 44 AND EXCEPT THE SOUTH 6.5 FEET OF LOT 43
- D.) LOTS 43 AND 44 (EXCEPT THE EAST 113.88 FEET OF SAID LOTS) ALL IN BLOCK 6 IN KEARNEY'S OAK PARK SUBDIVISION AFORESAID (EXCEPT THAT PART THEREOF FALLING IN PARCELS 1 AND 2 AFORESAID) IN COOK COUNTY, ILLINOIS.

SUBJECT TO: GENERAL REAL ESTATE TAXES FOR THE YEAR 2021 AND SUBSEQUENT YEARS; COVENANTS, CONDITIONS, AND RESTRICTIONS OF RECORD, BUILDING LINES AND EASEMENTS, IF ANY

Permanent Real Estate Index Number(s): ~~0000~~ 16-18-315-045-0000

Address of Real Estate: 1011 S. Oak Park Ave., Unit B, Oak Park, IL 60304-1919

Dated this 30th day of December, 2022

Crystal L. Melendez

UNOFFICIAL COPY

STATE OF ILLINOIS,

COUNTY OF DUPAGE, ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Crystal L. Melendez personally known to me to be the person(s) 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 official seal, this 30th day of December, 2022

(Notary Public)



Prepared By:

Randall, Hribal
Attorney At Law
10500 W. Cermak Road
Westchester, IL 60154

Mail To:
(222534)
Hymen & Blair, P.C.
1411 McHenry Road
Suite 125
Buffalo Grove, IL 60089



Name and Address of Taxpayer:

Rachel
Jessica Rachael O'Neal
1011 S. Oak Park Ave., Unit B
Oak Park, IL 60304-1919

Property of Cook County Clerk's Office