

# UNOFFICIAL COPY

Doc#. 2300541313 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 01/05/2023 04:16 PM Pg: 1 of 5

Dec ID 20221201617857  
ST/CO Stamp 1-900-707-152 ST Tax \$258.00 CO Tax \$129.00

## **Recording Cover Page**

**Fidelity National Title**

**WARRANTY DEED**

**OC22028874**

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

**PREPARED BY:**

Edward Kusta, P.C.  
430 West Boughton Road  
Bolingbrook, IL 60440

*Grantee's Address:*

**MAIL TAX BILL TO:**  
TIFFANY ROWLAND  
10 DIVISOIN ST.  
OAK PARK, IL 60302

**MAIL RECORDED DEED TO:**

~~TIFFANY ROWLAND  
10 DIVISOIN ST.  
OAK PARK, IL 60302~~

**Collander Law Offices, Ltd.**  
Attorney Christopher B. Collander  
808 S. Washington St., Ste. 307  
Naperville, IL 60540

**WARRANTY DEED**  
Statutory (Illinois)

THE GRANTOR(S), MELINDA D. JONES and JUSTIN JONES, wife and husband, of the City of OAK PARK, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANT(S) to TIFFANY ROWLAND, of 428 S. SCOVILLE AVE. REAR 1B, OAK PARK, Illinois 60302, all right, title, and interest in the following described real estate situated in the County of COOK, State of Illinois, to wit:

PER ATTACHED EXHIBIT A

Permanent Index Number(s): 16-05-127-046-0000  
Property Address: 10 DIVISOIN ST., OAK PARK, IL 60302

**FIDELITY NATIONAL TITLE** 0622028874  
1 of 2

Permanent Index Number(s): 16-05-127-051-0000  
Property Address: 10 DIVISON ST., OAK PARK, IL 60302

Subject, however, to the general taxes for the year of 2022 and thereafter, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

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

Dated this 28 day of Dec, 2022

Melinda D. Jones  
MELINDA D. JONES  
Justin Jones  
JUSTIN JONES

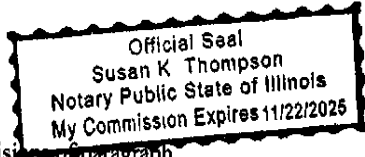
STATE OF Illinois )  
COUNTY OF Will ) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that MELINDA D. JONES and JUSTIN JONES, wife and husband, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

# UNOFFICIAL COPY

Given under my hand and notarial seal, this

28 day of Dec, 2022

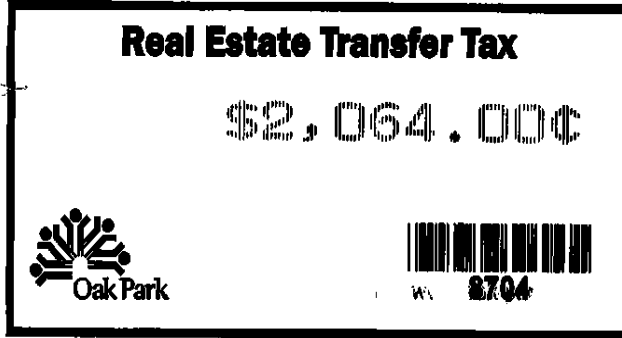


*Susan Thompson*

Notary Public

My commission expires: \_\_\_\_\_

Exempt under the provisions of paragraph \_\_\_\_\_



Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## LEGAL DESCRIPTION RIDER

For the premises commonly known as: 10 Division St and Garage Parcel C

Oak Park Illinois 60302

Permanent Index Number(s): 16-05-127-046-0000, 16-05-127-051-0000

### Legal Description:

DWELLING PARCEL 10 WEST DIVISION, DESCRIBED AS FOLLOWS:

THAT PART OF LOTS 11 THROUGH 15, BOTH INCLUSIVE, TOGETHER WITH THE SOUTH 1/2 OF THE EAST AND WEST ALLEY NORTH OF AND ADJOINING SOUTH 1/2 OF SAID ALLEY, LYING EAST OF THE WEST LINE OF LOT 15, EXTENDED NORTH, TAKEN AS A SINGLE TRACT OF LAND IN WASSELL AND BRAMBERG AND COMPANY'S OAK PARK HOME ADDITION, A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 5 AND PART OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT; THENCE NORTH 90 DEGREES 00 MINUTES EAST, ALONG THE SOUTH LINE OF SAID TRACT, 67.4 FEET, TO THE PLACE OF BEGINNING; THENCE CONTINUING EAST, ALONG THE LAST DESCRIBED COURSE, 55.88 FEET; THENCE NORTH 45 DEGREES 07 MINUTES 42 SECONDS WEST, 78.85 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES WEST, 55.63 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS

AND

GARAGE PARCEL "C" DESCRIBED AS FOLLOWS:

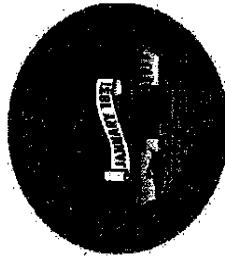
THAT PART OF LOTS 11 THROUGH 15, BOTH INCLUSIVE, TOGETHER WITH THE SOUTH 1/2 OF THE EAST AND WEST ALLEY NORTH OF AND ADJOINING SOUTH 1/2 OF SAID ALLEY, LYING EAST OF THE WEST LINE OF LOT 15, EXTENDED NORTH, AND WEST OF THE EAST LINE OF LOT 11, EXTENDED NORTH, TAKEN AS A SINGLE TRACT OF LAND IN WASSELL AND BRAMBERG AND COMPANY'S OAK PARK HOME ADDITION, A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 5 AND PART OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT, THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECOND WEST, ALONG THE NORTH LINE OF SAID TRACT, 88.22 FEET; THENCE SOUTH 0 DEGREES 22 MINUTES 20 SECONDS EAST, 25.24 FEET, TO THE PLACE OF BEGINNING; THENCE CONTINUING SOUTH, ALONG LAST DESCRIBED COURSE, 11.76 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 37.00 FEET TO THE WEST LINE OF SAID TRACT; THENCE NORTH 0 DEGREES 22 MINUTES 20 SECONDS WEST, ALONG SAID WEST LINE, 11.76 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 37.00 FEET, TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

# UNOFFICIAL COPY

## REAL ESTATE TRANSFER TAX

28-Dec-2022



COUNTY:

129.00

ILLINOIS:

258.00

TOTAL:

387.00

16-05-127-046-0000

20221201617857

1-900-707-152

Property of Cook County Clerk's Office