

UNOFFICIAL COPY

Doc#. 2311513184 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/25/2023 10:45 AM Pg: 1 of 2

WARRANTY DEED Illinois

Dec ID 20230201654346
ST/CO Stamp 1-318-827-216 ST Tax \$257.50 CO Tax \$128.75

CT
2300W39634 SMC
KFO

Above Space for Recorder's Use Only

THE GRANTOR, CAROLYN MILLER*, divorced and not since remarried, of 315 Wisconsin Avenue Unit 3S & G-4, Oak Park, Illinois 60302, in the County of Cook, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, CONVEYS and WARRANTS to ERIAN R. MILLER, the following described Real Estate situated in the County of COOK in the State of Illinois, to wit: **an unmarried person*


UNIT 315-3S AND G-4 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN WAB CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO, 0530703013, AS AMENDED FROM TIME TO TIME IN THE SOUTHWEST OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.: 16-07-315-028-1006 & 16-07-315-028-1010
c/k/a: 315 Wisconsin Avenue, Unit 3S & G-4, Oak Park, Illinois 60302

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

subject only 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.

Dated this 14 day of APRIL 2023



(SEAL)

CAROLYN MILLER

**This is not homestead property.*

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State of IL }
 }
 County of Cook } SS

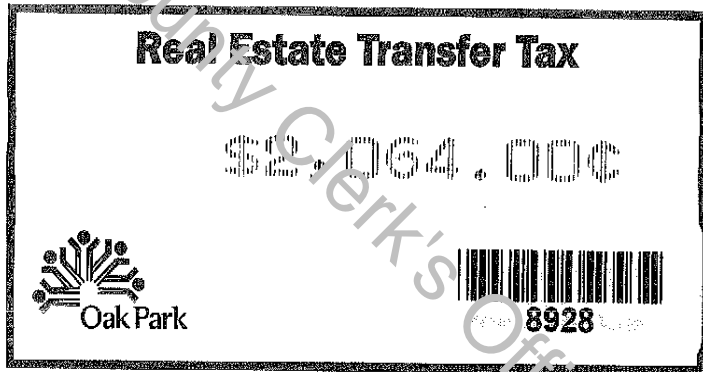
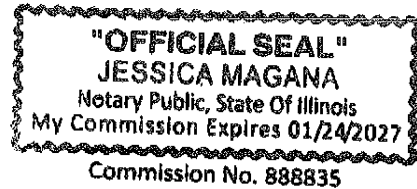
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **CAROLYN MILLER**, divorced and not since remarried, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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 14th day of April February 2023.



 NOTARY PUBLIC

My Commission Expires: January 24, 2027



This instrument prepared by:
 Peter Burdi, Esq.
 Peter Burdi, Attorneys at Law, P.C.
 22 W 1st St.
 Hinsdale, Illinois 60521
 Phone: (312) 907-9448

MAIL TO:
Carolyn Miller

440 S Fairfield Avenue

Elmhurst, Illinois 60126

SEND SUBSEQUENT TAX BILLS TO:
Brian R Miller

315 Wisconsin Ave #35

Oak Park IL 60302
