

UNOFFICIAL COPY

Doc#: 2312228002 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/02/2023 09:16 AM Pg: 1 of 2

AFTER RECORDING MAIL TO:

Shevon Fullman
Law Office of Shevon Fullman
9848 South Beverly Avenue
Chicago IL 60643-1377

Dec ID 20230401600357
ST/CO Stamp 0-648-577-744 ST Tax \$218.00 CO Tax \$109.00

SEND SUBSEQUENT TAX BILLS TO:

Kathy Lancaster
320 S. Ridgeland Avenue Unit ~~X~~ A
Oak Park, Illinois 60302

Above Space for Recorder's Use Only

WARRANTY DEED

(ILLINOIS)
General

THE GRANTOR, MARC J. FRAZIER, unmarried, of the Village of Oak Park, County of Cook, State of Illinois, for and in consideration of Ten Dollars and No Cents (\$10.00), in hand paid, Conveys and Warrants to GRANTEE, KATHY LANCASTER of 727 Preserve Circle Drive, Grand Rapids, MI, 49548, the following described Real Estate, situated in the County of Cook in the State of Illinois, in fee simple absolute, to wit:

A single woman

PARCEL 1: UNIT NO. 320-A IN THE ARBOR PLACE CONDOMINIUM ASSOCIATION AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 16 AND 17 IN BLOCK 55 IN RIDGELAND BEING A SUBDIVISION OF SECTION 7 AND 8, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 99531268 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE 5 & 6, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID.

COMMONLY KNOWN AS: 320 S. RIDGELAND AVENUE UNIT ~~X~~ ^A OAK PARK, ILLINOIS 60302

PERMANENT INDEX NUMBER: 16-08-312-023-1001

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.

STEWART TITLE
700 E. North Road Suite 180
Naperville, IL 60563

WARRANTY DEED – 320 S. RIDGELAND AVENUE UNIT 1, OAK PARK, ILLINOIS 60302



UNOFFICIAL COPY

GRANTOR hereby release and waive all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.



IN WITNESS WHEREOF, Grantor has signed and sealed this Warranty Deed this 19th day of April 2023.

GRANTOR


MARC J. FRAZIER

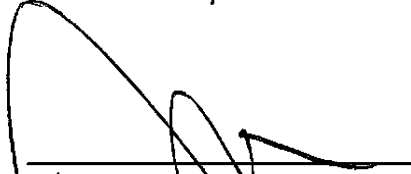
REAL ESTATE TRANSFER TAX		01-May-2023
		COUNTY: 109.00
		ILLINOIS: 218.00
		TOTAL: 327.00
16-08-312-023-1001	20230401600357	0-648-577-744

STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

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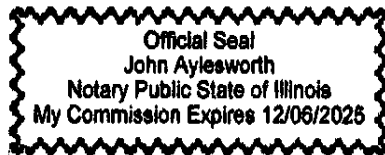
I, the undersigned, a notary public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY THAT, MARC J. FRAZIER, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 19th day of April 2023.



 NOTARY PUBLIC

Commission Expires 12-6-25



This instrument was prepared by:
 Law Office of Michael H. Wasserman, P.C.
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 Chicago, Illinois 60602
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www.mhwasserman.com
info@mhwasserman.com

Real Estate Transfer Tax

\$1,744.00

