INOFFICIAL CC

Doc#. 2312833243 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 05/08/2023 01:54 PM Pg: 1 of 3

Dec ID 20230401607788

ST/CO Stamp 1-702-191-824 ST Tax \$170.00 CO Tax \$85.00

Above Space for Recorders Use Only

Opony Ox THE GRANTOR(S), Sonia E. Solano, a married woman, of the Village 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, CONVEY(S) and WARRANT(S) to, Jessica Roberts, a single person, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

Permanent Real Estate Index Number(s): 16-07-321-061-1009 16-07-323-061-1045
Address of Real Estate: 419 Wisconsin Avo. Here104 201-001-1049 Address of Real Estate: 419 Wisconsin Ave., Unit 1W, Oak Park, IL 60303

GRANTEES ADDRESS: 748 Lexington St. Apt 42, Oak Park, IL 60304

SUBJECT TO: Covenants, restrictions of record and easements, including any easements established or implied from the Declaration of Condominium or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Condominium Pioperty Act; special governmental taxes, confirmed or unconfirmed, installments due after the date of closing of assessments established pursuant to the Declaration of Condominium, and general or real estate taxes not yet due and payable.

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

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| Dated this <u>DAA</u> day of <u>MAY</u> , | 2023. |
|--|---|
| Sonia E. Solano | Shaun Barton, signing only for purposes of waving homestead rights |
| STATE OF ILUMO(S) | |
| COUNTY OF COOK) ss. | |
| I, the undersigned, a notary public in and for said County in the State aforesaid, Do HEREBY CERTIFY that Sonia E. Solano, personally known to me to be the person whose name is subscribe 1 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. | |
| Given under my hand and official seal, this _ | 3RDday of MHV 2023. |
| (Notary Public) Lesses Italy | Hed manning |
| (Notary Public) | OFFICIAL SEAL ANNETTE T HOWARD TARY PUBLIC - STATE OF ILLINOIS OMMISSION EXPIRES:10/07/23 |
| Prepared By: William Scott Berger, Newmark & Fenchel P.C. 1753 N. Tripp Ave. Chicago, IL 60639 | County |
| Mail To: Jessica Roberts 419 Wisconsin Ave, Oak Park, IL 60302 | Name & Address of Taxpayer: Jessica Roberts 419 Wisconsin Ave. Oak Park, IL 60302 |
| | |
| | Real Estate Transfer Tax |
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| T the state of the | Oak Park |

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EXHIBIT "A" Legal Description

Parcel One: Unit Number 419-1W in the Wisconsin Windings Condominium, as delineated on a plat of survey of the following described tract of land: The South 15 feet of the North 1/2 of Lot 49 in Scoville and Niles Subdivision of Block 5 in Scoville and Niles Addition to Oak Park, said addition being a subdivision of the West 40 acres of the Southwest 1/4 of Section 7, Township 39 North, Range 12 Fast of the Third Principal Meridian, also all of the South 1/2 of said Lot 49 and all of Lot 54 and the North 12 feet of Lot 55 in said Scoville and Niles Subdivision in Cook County, Illinois, which Plat of survey is attached as Exhibit "A" to the Declaration of Condominium recorded February 7, 2002 as document number 0020159529; together with its undivided percentage interest in the common elements.

Parcel Two: Exclusive right to use parking spaces P-10A and P-10B, a limited common element, as delineated in the Declaration of Condominium and survey attached thereto recorded as Document Number 0020159529.

Property Address: 419 Wisconsin Ave., Apt 1W, Oak Park IL 60302 Clarks Office

Permanent Index Numbers: 16-07-322-061-1009

16-07-322-061-1044 16-07-322-061-1045