

# UNOFFICIAL COPY

Doc#. 2315033400 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 05/30/2023 03:18 PM Pg: 1 of 3

Dec ID 20230501621419  
ST/CO Stamp 1-167-911-632 ST Tax \$335.00 CO Tax \$167.50



Chicago Title Insurance Company

## WARRANTY DEED ILLINOIS STATUTORY

BSW 23065124 1057

Property of Cook County Clerk's Office

THE GRANTOR, ANAHITA KANGA, an unmarried woman, of the Village 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 ~~DO NOT RELEAS~~ of 2140 E. Southlake Blvd., Southlake, Texas 76092 all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

\* Ycagel Family Revocable Trust date 4/11/22  
SEE ATTACHED LEGAL DESCRIPTION

**SUBJECT TO:** covenants, conditions and restrictions of record, private, public and utility easements and roads and highways, general taxes for the year 2022 and subsequent years hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Numbers: 16-08-300-030-1103 and 16-08-300-030-1097

Address of Real Estate: 106 South Ridgeland Avenue, Unit 205, Oak Park, Illinois 60302

Dated this 17 day of May, 2023

A S KANGA  
ANAHITA KANGA

### REAL ESTATE TRANSFER TAX

30-May-2023



COUNTY: 167.50  
ILLINOIS: 335.00  
TOTAL: 502.50

16-08-300-030-1103

| 20230501621419

| 1-167-911-632

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STATE OF ILLINOIS, COUNTY OF COOKss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT ANAHITA KANGA 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 17 day of May, 2023





*[Signature]*  
\_\_\_\_\_  
(Notary Public)

**Prepared By:** Jonathan Groll  
830 North Blvd., Suite A  
Oak Park, Illinois 60301

**Mail To:** Yeagel Family Revocable Trust date 4/11/23  
206 S. Ridgeland Ave, Unit 205  
Oak Park, Illinois 60302

**Name & Address of Taxpayer:**  
Yeagel Family Revocable Trust  
~~DONALD PRENCHES~~  
106 South Ridgeland Avenue, Unit 205  
Oak Park, Illinois 60302

<b>Real Estate Transfer Tax</b>	
\$2,680.00	
 <b>Oak Park</b>	 <b>9025</b>

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BW23065124

## Exhibit A

UNITS 205 AND P-65 IN THE RIDGELAND CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

PARCEL 1: LOT 5 IN BLOCK 45 IN THE VILLAGE OF RIDGELAND AND ALSO THAT STRIP OF PARCEL OF GROUND IN SAID BLOCK 45 DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 5; THENCE RUNNING SOUTH ON A LINE WITH THE EAST LINE OF SAID LOT 5 PROJECTED TO THE NORTH LINE OF SAID LOT 8 IN SAID BLOCK 45; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 8, 51.88 FEET; THENCE TO THE SOUTHWEST CORNER OF SAID LOT 5; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 5, 51.23 FEET TO THE POINT OF BEGINNING IN VILLAGE OF RIDGELAND AFORESAID, SAID VILLAGE OF RIDGELAND BEING A SUBDIVISION OF THE EAST 1/2 OF THE EAST 1/2 OF SECTION 7, AND THE NORTHWEST 1/4 AND THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOTS 4, 6 AND 7 IN BLOCK 45 IN THE VILLAGE OF RIDGELAND, BEING A SUBDIVISION OF THE EAST 1/4 OF SECTION 7 AND THE NORTHWEST 1/4 AND THE WEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3: ALL OF THE EAST AND WEST 15 FOOT VACATED ALLEY LYING SOUTH OF AND ADJOINING LOTS 6 AND 7 IN BLOCK 45 IN THE VILLAGE OF RIDGELAND, BEING A SUBDIVISION OF THE EAST 1/4 OF SECTION 7 AND THE NORTHWEST 1/4 AND THE WEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0433519050, AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PIN: 16-08-300-030-1103, 16-08-300-030-1097

For Informational Purposes only: 106 South Ridgeland Avenue, Unit 205, Oak Park, IL 60302