

UNOFFICIAL COPY

Doc#. 2318033194 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/29/2023 02:01 PM Pg: 1 of 2

WARRANTY DEED

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Dec ID 20230601646142
ST/CO Stamp 1-407-416-016 ST Tax \$140.00 CO Tax \$70.00

CT
1082
236ND2026OK

RECORDER'S STAMP

THE GRANTOR, Anna Fioretti-Grosso, divorced and not since remarried, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, do HEREBY CONVEYS and WARRANTS to the GRANTEE, Reed Hall, a single man, of the City of Chicago, County of Cook, State of Illinois, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

UNIT NUMBER 1142-2 IN SOUTH MALL COURT CLUB CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 33 AND 34 IN SCOVILLE AND NILES SUBDIVISION OF BLOCK 5 IN SCOVILLE AND NILES ADDITION TO OAK PARK, A SUBDIVISION OF THE WEST 40 ACRES OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;



WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 26273860 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Real Estate PIN: 16-07-314-024-1011
Commonly known as: 1142 Washington Blvd. #2, Oak Park, IL 60302

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.

Real Estate Transfer Tax

\$1,120.00



9145

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

Dated this 21st day of June, 2023.

Anna Fioretti-Grosso
Anna Fioretti-Grosso

STATE OF ILLINOIS,
COUNTY OF COOK, ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Anna Fioretti-Grosso personally known to me, or proved to be by sufficient identification presented, to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she, 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 21st day of June, 2023.

Commission expires 10/23/2023

Julie Turkowski
Notary Public



NAME AND ADDRESS OF PREPARER: Christine M. Palkovic, Attorney at Law
ITALIA & PALKOVIC, LLP 1807 N. Broadway, Fl. 2, Melrose Park, IL 60160 (708) 343-1444

Mail to After Recording:
2625 W. Chicago Ave.
Chicago, IL, 60622

Name & Address of Taxpayer:
Reed Hall
1142 Washington Blvd. #2
Oak Park, IL 60302