

UNOFFICIAL COPY

WARRANTY DEED Statutory (Illinois)

Doc#: 2320713478 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/26/2023 03:14 PM Pg: 1 of 2

Mail to:

Susan Rossi
1636 Ashland Ave., #401
Des Plaines, IL 60016

Dec ID 20230701676045
ST/CO Stamp 1-859-350-992 ST Tax \$259.00 CO Tax \$129.50

Chicago Title Escrow: 23GNW225421NP

THE GRANTOR **Richard Simpson**, divorced and not since remarried, of the City of **Des Plaines**, County of **Cook** and State of Illinois, for and in consideration of TEN and NO/100ths DOLLARS and other good and valuable considerations in hand paid,

CONVEYS AND WARRANTS to **Susan Rossi**, "A SINGLE WOMAN", of 2971 Fantasy Lane, Decatur GA 30033, the following real estate situated in the County of **Cook**, in the State of Illinois, to wit:
PARCEL 1:

UNIT 401 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN ASHLAND PLACE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AS DOCUMENT NUMBER 98-976400, AND AS AMENDED FROM TIME TO TIME, IN PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 16 AND PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 17, PART OF THE NORTHEAST QUARTER OF SECTION 20 AND PART OF THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 11, 1902 AS DOCUMENT NUMBER 3268848 AND CORRECTED BY CERTIFICATE OF CORRECTION RECORDED FEBRUARY 13, 1924 AS DOCUMENT NUMBER 8281359, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-37 AND STORAGE SPACE NUMBER S-37, A LIMITED COMMON ELEMENT, AS DELINEATED AND DEFINED IN THE DECLARATION OF CONDOMINIUM, AFORESAID, IN COOK COUNTY, ILLINOIS.

Subject to the real estate taxes not yet due or payable and subsequent years, covenants, conditions, restrictions and special assessments confirmed after the date of the contract, if any, easements of records, building lines, zoning and ordinances, public right of ways for roads and highways.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND HOLD said premises in fee simple forever.


Permanent index number(s): **09-20-206-041-1037**

Property address: **1636 Ashland Avenue, Unit 401, Des Plaines, IL 60016**

DESIL Real Estate Transfer Tax
PLAINES 7/19/23 No. 69192
\$2.00 per \$1,000.00
1636 ASHLAND AVE #401
CITY OF DES PLAINES

UNOFFICIAL COPY

DATED this 26th day of June, 2023.


Richard Simpson


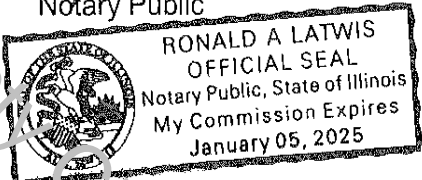
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State of Illinois, County of DuPage ss. I, the undersigned, a Notary Public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY: **Richard Simpson**

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 the person acknowledged that the person signed, sealed and delivered the instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 26th day of June, 2023.

Commission expires: 1/5/2023


Notary Public

RONALD A LATWIS
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
January 05, 2025

Recorder's Office Box No.

NAME AND ADDRESS OF PREPARER:

Ryan Waite
Waite Law Firm, LLC
633 Rogers St., Suite 103
Downers Grove, IL 60515