

1 of 1

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236SC967020LT

WARRANTY DEED
Statutory (ILLINOIS) (General)

Doc#: 2327728048 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/04/2023 02:29 PM Pg: 1 of 2

Mail and
Tax Bills: Pat Baccellieri, 200 S. Maple Ave. Unit 10,
Oak Park, IL, 60302

Dec ID 20230901639219
ST/CO Stamp 1-051-976-656 ST Tax \$364.00 CO Tax \$182.00

323 Leigh St.
San Antonio, TX 78210

SPACE ABOVE FOR RECORDING ONLY

THE GRANTOR(S).

CRAIG KREUTZER & CONNIE M. KREUTZER, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY

for and in consideration of Ten (\$10.00) DOLLARS, AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, CONVEYS and WARRANTS to THE GRANTEE(S),

PAT BACCELLIERI AND ANN MARIE RYAN, Husband & Wife, AS Joint Tenants

The following described Real Estate situated in the County of Cook in the State of Illinois, to wit:


SEE ATTACHED LEGAL DESCRIPTION

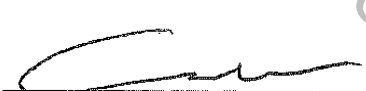
PERMANENT INDEX NUMBER(PIN): ~~16-07-308-1010~~ 16-07-308-028-1010

ADDRESS(ES) OF REAL ESTATE: 200 S. MAPLE AVE, UNIT 10, OAK PARK, IL, 60302

SUBJECT TO: Covenants, conditions, and restrictions of record; public and utility easements; zoning laws and ordinances; and general real estate taxes not due and payable. Grantor(s) hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 26th day of September, 2023.


CRAIG KREUTZER

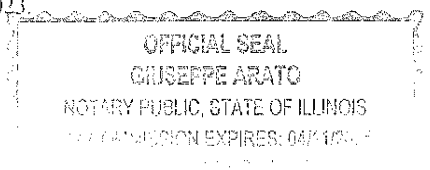

CONNIE M. KREUTZER

County of _____
State of _____

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that CRAIG & CONNIE M. KREUTZER, personally appeared before me this day in person, and acknowledged that they signed, sealed and delivered the paid instrument as a free and voluntary act, for the uses and purposes herein set forth, including release and waiver of the right of homestead.

Given under my hand and official seal, this 25th day of September, 2023.


NOTARY PUBLIC



Prepared By: Peter J. Faraci, 444 N. Northwest Hwy, Ste. 340, Park Ridge, IL, 60068

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LEGAL DESCRIPTION

Order No.: 23GSC967020LT

For APN/Parcel ID(s): 16-07-308-028-1010

UNIT NO. 10 AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS 'PARCEL')
LOTS 2, 3, 6, 7, 10 AND 11 IN BLOCK 4 IN SCOVILLE AND NILES' ADDITION TO OAK PARK, BEING A SUBDIVISION OF THE WEST 48 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 OWNERSHIP AND OF EASEMENTS, COVENANTS AND RESTRICTIONS FOR THE PLEASANT-MAPLE CONDOMINIUM MADE BY THE COSMOPOLITAN NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 15, 1968 AND KNOWN AS TRUST NUMBER 17737, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT 22527048 AND AMENDED BY DOCUMENT NO. 22564829 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

