

# UNOFFICIAL COPY

Doc#: 2331841225 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 11/14/2023 01:30 PM Pg: 1 of 3

Dec ID 20231001657516  
ST/CO Stamp 0-946-223-056 ST Tax \$205.00 CO Tax \$102.50

## TRUSTEES WARRANTY DEED

### MAIL RECORDED DEED TO:

Charles Galey  
Attorney at Law  
6965 Est 111<sup>th</sup> Street  
Worth, IL 60482

### MAIL TAX BILL TO:

Ernest Ingram and Phillis Ingram  
150 S. Oak Park Ave., Unit 404  
Oak Park, IL 60302

(Reserved for Recorders Use Only)



THE GRANTOR(S), Jay B. Straver, as Trustee of the Carolyn H. Strayer Trust dated November 2, 1998, of 593 Midway Park, Glen Ellyn, IL 60137, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, and pursuant to the power and authority vested in the Grantor(s) as Trustee, CONVEY(S) AND Warrant(S) to Ernest Ingram and Phillis Ingram, husband and wife, of 833 N. Lorel Ave., Chicago, IL 60651, to have and to hold, as Tenants by the Entirety, all interest in the following described real estate, situated in Cook County, State of Illinois, to wit:

### SEE ATTACHED LEGAL DESCRIPTION

Permanent Index Number(s): 16-07-400-044-1019  
Property Address: 150 S. Oak Park Ave., Unit 404, Oak Park, IL 60302

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

SUBJECT TO: General Real Estate Taxes for 2022 and all subsequent years; 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.

<b>Real Estate Transfer Tax</b>		
<b>\$1,640.00</b>		
 Oak Park	 9518	www.oak-park.us

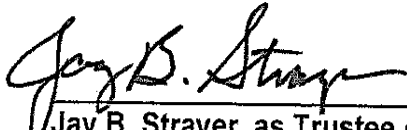
23 CNW 182241 WH

1082

Chicago Title

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Dated this 31<sup>st</sup> day of October, 2023.



Jay B. Strayer, as Trustee of the Carolyn H. Strayer Trust dated November 2, 1998

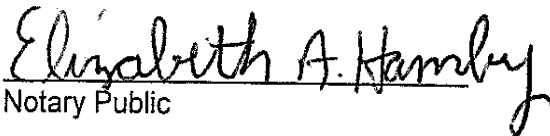
STATE OF IL.)

) SS.

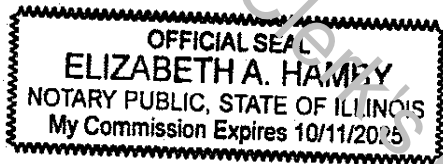
COUNTY OF DuPage)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **Jay B. Strayer, as Trustee of the Carolyn H. Strayer Trust dated November 2, 1998**, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act for the uses and purposes set forth therein.

Given under my hand and notarial seal, this 30<sup>th</sup> day of October, 2023.

  
Notary Public

PREPARED BY:  
Huck Bouma, P.C.  
Jay B. Strayer  
Attorney at Law  
1755 S. Naperville Rd., Suite 200  
Wheaton, IL 60187



Office

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## LEGAL DESCRIPTION

Order No.: 23CNW182241WH

**For APN/Parcel ID(s): 16-07-400-044-1019**

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UNIT NUMBER 3-'C' AS DELINEATED ON SURVEY OF LOTS 10 AND 11 IN BLOCK 3 IN BLACKSTONE ADDITION TO OAK PARK, BEING A SUBDIVISION OF THAT PART OF THE WEST HALF OF THE SOUTH EAST QUARTER OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE SOUTH 19.50 CHAINS THEREOF, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION MADE BY LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST NUMBER 27130 RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS AS DOCUMENT 19206164, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID LOTS 10 AND 11 IN BLOCK 3 IN BLACKSTONE ADDITION AFORESAID, IN COOK COUNTY, ILLINOIS.

Office of Cook County Clerk's Office