UNOFFICIAL COPY

PREPARED BY AND AFTER RECORDING **RETURN TO:** Alexander R. **Domanskis** Boodell & Domanskis, LLC 1 N. Franklin Street, #1200 Chicago, IL 60606 **SEND** SUBSEQUENT TAX BILLS TO: Filen M. Acevedo, 1164 Gunderson Avenue. Oak Park, IL 60304



Doc# 2331934015 Fee \$88.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 11/15/2023 11:02 AM PG: 1 OF 3

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE ONLY

SPECIAL WARRANTY DEED

(ILLUICIS) (GENERAL)

The Grantor, Ellen M. Acevedo, as Independent Executor of the Estate of Mary Strudeman under case number 2023P003232 in the Circuit Court of Cook County, Illinois, of 1120 Thomas Street, #205, Oak Park, IL 60302, for and in consideration of Ten & 00/100 (\$10.00) Dollars and other good and valuable consideration, in hand paid, GRANTS. 3 ARGAINS, SELLS, CONVEYS AND WARRANTS to Ellen M. Acevedo and Alfonso Acevedo, a married couple, of 1164 Gunderson Avenue, Oak Park, IL 60304, ("Grantee"), the following described real estate (the "Real Estate") situated in the County of Cook and State of Illinois, to wit:

UNIT 205 AND PARKING SPACE NUMBER 21 AND 23 TYGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN BOCK BUILDING CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 00332852, IN SECTION 6, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address of property: 1120 Thomas Street, Unit 205, Oak Park, IL 60302 PINs: 16-06-300-049-1010; 16-06-300-049-1036 and 16-06-300-049-1038

Subject only to the following permitted exceptions, provided none of which shall materially restrict the reasonable use of the premises as a residence: (a) general real estate taxes not due and payable at the time of closing; (b) building lines and easements, if any; (c) covenants, conditions and restrictions of record, so long as they do not interfere with the current use and enjoyment of the property.

{01074330 }

Steven E. Drawier, CFO Village of Oak Park

RE	EAL ESTATE	TRANSFER	X 15-Nov-2023	
			COUNTY:	0.00
		(3)	ILLinois:	0.00
_			TOTAL:	0.00
	16-06-300	049-1010	20231101671714	1-906-610-128

UNOFFICIAL COPY

IN WITNES August, 2023.	S WHEREOF, said Grantor has ex	secuted this warranty deed this 31st	day of
Elen Ne. Ocer	vale		
Ellen M. Acevedo, a	as Independent Executor of the Esta	ate of Mary Strudeman	
STATE of ILLINOI	(S)) SS.		
COUNTY of COOK	•		
HEREBY CFRTIFY whose name is subscacknowledged that s	Y that Ellen M. Acevedo, personal cribed to the foregoing instrument,	said County, in the State aforesaily known to me to be the same indiappeared before me this day in personal instrument as her free and voluntations.	vidual on, and
Given under my han	nd and official seal, this 31st day of	August, 2023.	
Notary Public:	Marchy K. Chris	smy	
		NOTARY NOTARY Public Notary Public	K CHROMY HAL SEAL - State of Illinois
Exempt from tax un	der 35 ILCS 200/31-45(c).	March	ission Expires 30, 2026
MALL	<u></u>		
Attorney for Grante	e	4	
Aftorney for Grante Date: August 31, 20	023		
•	023	Dif Clark	
•	e 023	Dif Clorks	
•	e 023	DE COR	
Date: August 31, 20		DE CONTO	
•	s prepared by return to: anskis	Diff Clark's Office	
This instrument was and after recording Alexander R. Doma	s prepared by return to: anskis kis, LLC street, Suite 1200	Pit Control	
This instrument was and after recording Alexander R. Domans One North Franklin	s prepared by return to: anskis kis, LLC street, Suite 1200	Diff Clark's Office	

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Steven E. Dramer, CFO Village of Oak Park

{01074330}

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STATEMENT BY GRANTOR AND GRANTEE

The GRANTOR or his/her agent affirms that, to the best of his/her knowledge, the name of the GRANTEE shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Joseph Imburgia: Agent

Dated: August 31, 2023

Subscribed and sworn to before me by the said Grantor or Again this 31th day of August, 2021

WAR.

MADELYN K CHROMY
OFFICIAL SEAL
Notary Public - State of Illinois
My Commission Expires
March 30, 2026

Notary Public

The GRANTEE or his/her agent affirms and verifies that the name of the GRANTEE shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Joseph Imburgia, Agent

Dated: August 31, 2023

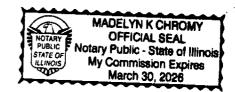
Subscribed and sworn to before me by the said Grantor or Agent this 31th day of/August, 2023

Notary Public:

MADELY N K CHI
OFFICI/L S F
Notary Public - Sir
My Commissir
March 30

Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and a Class A misdemeanor for subsequent offenses.

K Chromy



(01074777)