

# UNOFFICIAL COPY

Doc#: 2408724168 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 3/27/2024 1:56 PM Pg: 1 of 3

## WARRANTY DEED INDIVIDUAL TO INDIVIDUAL

2433299

Dec ID 20240301660489

ST/Co Stamp 0-669-652-528 ST Tax \$190.00 CO Tax \$95.00

### MAIL TO:

Clayton Sutherland  
216 N. Oak Park Avenue, Unit 2AA  
Oak Park, IL 60302

Prairie Title File No.:

2433299

**PRAIRIE TITLE**  
**6821 W. NORTH AVE.**  
**OAK PARK, IL 60302**

GRANTOR, Davis L. Heck, a single man, of the Village of Oak Park, County of Cook, and State of Illinois, for and in consideration of TEN and 00/100 Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency is hereby acknowledged, CONVEYS and WARRANTS to the GRANTEE, Clayton Sutherland, an unmarried person, of 303 W Ohio Street #3702 Chicago IL 60654, the following described real estate situated in the County of Cook, State of Illinois to-wit:

Legal Description: UNIT 2AA IN THE SANTA MARIA CONDOMINIUM AS DELINEATED ON A SURVEY OF LOTS 1, 2 AND 3 IN OWNER'S SUBDIVISION OF THE WEST 223.5 FEET AND THE SOUTH 10 FEET OF THE EAST 64.1 FEET OF THE WEST 277.6 FEET OF LOT 3 AND THE WEST 277.6 FEET OF LOT 2 (EXCEPT THE SOUTH 115 FEET OF THE EAST 81.6 FEET OF THE WEST 261.6 FEET OF SAID LOT 2) OF JAMES W. SCOVILLE SUBDIVISION OF THE WEST ½ OF THE NORTHEAST ¼ OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 29, 1996 AS DOCUMENT NO. 96402515 AS AMENDED FROM TIME TO TIME TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DECLARATION.

SUBJECT TO: General and special real estate taxes which are not yet due and payable; conditions, covenants and restrictions of record; building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the property; terms and provisions of the Declaration of Condominium/Covenants, Conditions and Restrictions ("Declaration/CCRs") and all amendments; public and utility easements including any easements established by or implied from the Declaration/CCRs or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Governing Law; assessments established pursuant to the Declaration/CCRs.

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

#### REAL ESTATE TRANSFER TAX

27-Mar-2024

		COUNTY:	95.00
		ILLINOIS:	190.00
		TOTAL:	285.00

16-07-212-010-1079

| 20240301660489 | 0-669-652-528

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Permanent Index Number: 16-07-212-010-1079

Property Address: 216 N. Oak Park Avenue, Unit 2AA, Oak Park, IL 60302

DATED this 22<sup>nd</sup> day of March, 2024.

*Davis Heck*

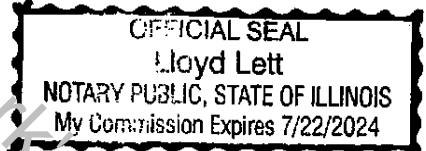
Davis L. Heck

STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County in the State aforesaid DO HEREBY CERTIFY that Davis L. Heck, a single man, 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 acknowledged that he signed sealed and delivered said instrument as his free and voluntary act for the uses and purposes herein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this 19<sup>th</sup> day of March, 2024.

*Lloyd Lett* (SEAL)




**This document prepared by:**  
Carolina J. Fenske  
1113 Wenonah Avenue  
Oak Park, IL 60304

Send future tax bills to:  
Clayton Sutherland  
216 N. Oak Park Avenue, Unit 2AA  
Oak Park, IL 60302

**Real Estate Transfer Tax**

**\$1,520.00**




9818 [www.oak-park.us](http://www.oak-park.us)

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## LEGAL DESCRIPTION

UNIT 2AA IN SANTA MARIA CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 1, 2, AND 3 IN OWNER'S SUBDIVISION OF THE WEST 223.5 FEET AND THE SOUTH 10 FEET OF THE EAST 54.1 FEET OF THE WEST 277.6 FEET OF LOT 3 AND THE WEST 277.6 FEET OF LOT 2 (EXCEPT THE SOUTH 115 FEET OF THE EAST 81.6 FEET OF THE WEST 261.6 FEET OF SAID LOT 2) OF JAMES W. SCOVILLE SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 96402515, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 216 N. Oak Park Avenue, Unit 2AA, Oak Park, IL 60302

PERMANENT INDEX NUMBER: 15-07-212-010-1079

Property of Cook County Clerk's Office