

24332210 UNOFFICIAL COPY

WARRANTY DEED

Statutory (ILLINOIS)  
(Individual to Individual)

Doc#: 2409920057 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 4/8/2024 9:40 AM Pg: 1 of 3

Dec ID 20240301649199

ST/Co Stamp 0-493-571-632 ST Tax \$375.00 CO Tax \$187.50

THE Grantors,

Richard J. Wood and Mary M. Wood, husband and wife, of Oak Park, IL, for and in consideration of ten and no/100 dollars, and other good and valuable consideration in hand paid, CONVEY and WARRANT to Robert Dustin,\* of 508 Madison St. #33

Oak Park, IL, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: \*a single man

See attached for legal description.

Subject To: 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; general real estate taxes not due and payable at the time of closing.

Property Address: 245 S. Oak Park Avenue, D, Oak Park, IL 60302

Permanent Index Number: 16-07-313-028-1004

PRAIRIE TITLE SERVICES  
6821 W NORTH AVENUE  
OAK PARK, IL 60302

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 29th day of March, 2024

Richard J. Wood

Mary M. Wood

REAL ESTATE TRANSFER TAX

07-Apr-2024

COUNTY: 187.50  
ILLINOIS: 375.00  
TOTAL: 562.50

16-07-313-028-1004

| 20240301649199 | 0-493-571-632

Real Estate Transfer Tax

\$3,000.00



Oak Park



9844

www.oak-park.us

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State of Ill.

County of Cook (ss)

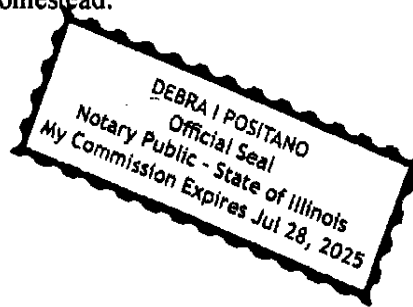
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Richard J. Wood and Mary M. Wood, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal

this 29<sup>th</sup> day of March, 2024

Commission expires 7.28.25

Notary Public Debra S. Positano



This instrument was prepared by Pellegrini & Cristiano, 6817 W North Avenue, Oak Park, IL 60302.

*Debra Positano*

Mail To:  
Judy DeAngelis  
Law Office of Judy DeAngelis  
767 Walton Lane  
Grayslake, IL 60030

Send Subsequent Tax Bills To:  
Robert Dustin  
245 S. Oak Park Avenue, D  
Oak Park, IL 60302

OR

Recorder's Office Box No.: \_\_\_\_\_

RECORDERS OFFICE OF COOK COUNTY CLERK'S OFFICE

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## LEGAL DESCRIPTION

### PARCEL 1:

**UNIT D IN THE OAK PARK PRAIRIE PLACE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:**

**LOT 11 (EXCEPT THE NORTH 2 FEET OF THE WEST 40 FEET THEREOF) IN BLOCK 4 IN HIATT'S SUBDIVISION OF THE NORTH ½ OF THE EAST 40 ACRES OF THE SOUTHWEST 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 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT 99408754, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.**

### PARCEL 2:

**THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-4 ASSIGNED TO UNIT D, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID.**

**COMMONLY KNOWN AS 245 S. OAK PARK AVENUE, UNIT D, OAK PARK, IL 60302**

**PERMANENT INDEX NUMBER: 16-07-313-028-1004**