

UNOFFICIAL COPY

WARRANTY DEED

ILLINOIS

STATUTORY

Doc#: 1919608023 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 07/15/2019 10:20 AM Pg: 1 of 2

Dec ID 20190601693844
ST/CO Stamp 0-065-089-632 ST Tax \$730.00 CO Tax \$365.00
City Stamp 1-698-771-040 City Tax: \$7,665.00

122
DT A. 509.8

THE GRANTORS, JOSHUA PATINKIN and SAMANTHA PATINKIN, husband and wife, for and in consideration of TEN ~~(\$~~ 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT to RYAN NELSON and KELLY NELSON, husband and wife, ~~AST~~ tenants by the Entirety, all interest in the following described Real Estate situated in the County of COOK, in the State of Illinois, to wit:

Unit Number "A"-1 In The Magnolia Townhomes, As Delineated On A Survey Of The Following Described Real Estate: Lots 35,36,37 And 38 In Block 6 In The Subdivision Of Block 13 In Sheffield's Addition To Chicago In Section 32, Township 40 North, Range 14 East Of The Third Principal Meridian; Which Survey Is Attached As Exhibit "B" To The Declaration Of Condominium Recorded As Document Number 25439967, And As Amended From Time To Time, Together With Its Undivided Percentage Interest In The Common Elements, In Cook County, Illinois.

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, and general real estate taxes not due and payable at the time of Closing. *utility of record*

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.

PERMANENT INDEX NUMBERS: 14-32-127-031-1001
ADDRESS(ES) OF REAL ESTATE: 2133 North Magnolia Avenue, Unit A, Chicago, IL 60614

**are not violated and do not contain any right of reverter*

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May 22, 2019

[Signature]
Joshua Patinkin, individually

[Signature]
Samantha Patinkin, individually

STATE OF IL)
COUNTY OF COOK) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Joshua Patinkin, 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, and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead, if any exist.

Given under my hand and official seal on May 22, 2019.

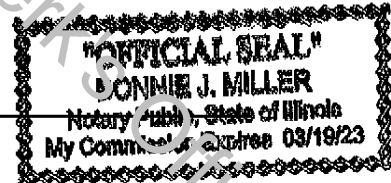
[Signature] Notary Public
STATE OF IL)
COUNTY OF COOK) SS.



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Samantha Patinkin, 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 she signed, and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead, if any exist.

Given under my hand and official seal on May 22, 2019.

[Signature] Notary Public



PREPARED BY:
Jennifer LaMell Goldstone, Esq.
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Chicago IL. 60654

SEND TAX BILLS TO:
Ryan and Kelly Nelson
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Chicago, Illinois 60614

AFTER RECORDING MAIL TO:

Debra B. Yale, Esq.
Debra Yale Law
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