

UNOFFICIAL COPY

WARRANTY DEED

PT19-53803 1 of 2
(ILLINOIS)

(Limited Liability Company to Individual)

Doc#: 2001608087 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 01/16/2020 10:05 AM Pg: 1 of 2

Dec ID 20200101690972
ST/CO Stamp 0-335-201-120 ST Tax \$505.00 CO Tax \$252.50
City Stamp 1-677-378-400 City Tax: \$5,302.50

THE GRANTOR

BALLINTOY CONSTRUCTION, LLC,
an Illinois limited liability company, of
3521 West 107th Street, Chicago, Illinois,
for and in consideration of TEN AND
NO/100 DOLLARS, and other good and
valuable consideration in hand paid,
CONVEYS and WARRANTS to

CHRISTOPHER M. PAZDAN and SANDRA M. PAZDAN, husband and wife, of 3701 N Kenneth Avenue, Suite 209, Chicago, Illinois, not as tenants in common, not as joint tenants, but as TENANTS BY THE ENTIRETY.

The following described Real Estate situated in the County of Cook, in the State of Illinois, to wit: hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, subject to (a) covenants, conditions, and restrictions of record; (b) building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; (c) general real estate taxes not yet due and payable at time of Closing.

Permanent Index Number (PIN): 24-13-300-066-0000

Address of Real Estate: 10704 S Troy Street, Chicago, Illinois 60655

DATED this 13 day of January, 2020

PLEASE
PRINT OR
TYPE NAME
BELOW
SIGNATURES

BALLINTOY CONSTRUCTION, LLC

By: Shay McShane
Shay McShane, Manager



State of Illinois, County of COOK ss. I, the undersigned, a Notary Public in and for said County in the State aforesaid

DO HEREBY CERTIFY that SHAY MCSHANE, the manager of Ballintoy Construction, LLC, an Illinois limited liability company (the "Company"), 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 the said instrument such manager and as a free and voluntary act of the Company, 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 13th day of January, 2020.

Commission expires 8/9/2022
Jordan Robert Decker-Bess
NOTARY PUBLIC

This instrument was prepared by Andrew Maratea, 305 N Peoria Street, Suite 200, Chicago, Illinois 60607

UNOFFICIAL COPY**Legal Description**

LOT 2 (EXCEPT THE NORTH 10 FEET) AND ALL OF LOT 3 IN BLOCK 4 IN GREENWOOD PARK SUBDIVISION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (EXCEPT CHICAGO GRAND TRUNK RAILROAD RIGHT OF WAY) OF SECTION 13, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PINS: 24-13-300-066-0000

Address: 10704 S Troy Street, Chicago, Illinois 60655

Property of Cook County Clerk's Office

MAIL TO:

Scott Rogoff
Law Offices of Scott D. Rogoff, P.C.
2720 S. River Road , Ste. 140
Des Plaines, Illinois 60018

NAME AND ADDRESS OF TAXPAYER:

Christopher M. Pazdan and Sandra M. Pazdan
10704 S Troy Street
Chicago, Illinois 60655