UNOFFICIAL COPY

WARRANTY DEED

The Grantor, ANDERSEN MASONRY, INC., an Illinois corporation, created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of Ten and

Doc#. 2004915097 Fee: \$98.00

Edward M. Moody

Cook County Recorder of Deeds
Date: 02/18/2020 08:21 AM Pg: 1 of 3

Dec ID 20200101603541

ST/CO Stamp 0-584-312-672 ST Tax \$265.00 CO Tax \$132.50

City Stamp 0-871-647-072 City Tax: \$2,782.50

No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, and pursuant to the authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS to **BRIAN KIRKBRIDE**, the following described real estate situated in the County of Cook and State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION RIDER

PIN: 13-34-422-029-0000

COMMONLY KNOWN AS: 1714 N. PULASKI RD

CHICAGO, ILUMOIS 60639

Subject only to the following, if any: covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Buyer; existing leases and tenancies, if any; all special governmental taxes or assessments confirmed or unconfirmed; and general real estate taxes not yet due and payable at the time of Closing.

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.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed by these presents by its president and attested by its president, this 10th day of February, 2020.

By:

ANDERSEN MASONRY, INC., an

Illinois corporation

STEVEN ANDERSEN, president

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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 **STEVEN ANDERSEN**, **president of ANDERSEN MASONRY**, **INC.**, **an Illinois corporation**, is personally known to me to the same person whose name is subscribed to the foregoing instrument as such officer, appeared before me this day in person and acknowledged that he signed and delivered such instrument as his own free and voluntary act and as the free and voluntary act of said corporation, for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal, this 10th day of February, 2020.

Notary Public

My commission exp

STEVEN B LEVIT OFF. C'AL SEAL Notary Public, State of Illinois My Commission Expires October 20, 2020

This Instrument Prepared By:

STEVEN & LEVIT LEVIT & LIPSHUTZ 1120 W. BELMONT AVE. CHICAGO, IL 60657

Send subsequent tax bills to:

BRIAN KIRKBRIDE

1714 N. Polaski Rd.

Chicago, IL 60639

MAIL TO:

KATHERINE DE GROOTE ATTORNEY AT LAW 4669 N. MANOR AVE. CHICAGO, IL 60625

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LEGAL DESCRIPTION

Order No.: 20SS00437213NA

For APN/Parcel ID(s): 13-34-422-029-0000

THE NORTH 21 FEET OF LOT 30 AND THE SOUTH 8 FEET OF LOT 31 IN BLOCK 24 IN GARFIELD 21 3DIVIL EAST OF COOK COUNTY CLARK'S OFFICE BEING A SUBDIVISION OF THE SOUTH EAST 1/4 OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 13. LAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.