

UNOFFICIAL COPY

QA9792 1/1 SH.
WARRANTY DEED

Doc#: 2005515032 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 02/24/2020 10:16 AM Pg: 1 of 2

Dec ID 20200201615696
ST/CO Stamp 0-958-130-016 ST Tax \$101.00 CO Tax \$50.50
City Stamp 0-705-275-744 City Tax: \$1,060.50

THIS INSTRUMENT WAS PREPARED BY:

Helen Barrett Fanning
Attorney at Law
205 S Cumberland Ave.
Park Ridge, IL 60068

THE GRANTOR, FRANK BIEDRON, unmarried, of the Village of Harwood Heights, in the County of Cook, in the State of Illinois, for and in consideration of **TEN AND 00/100 DOLLARS (\$10.00)** in hand paid, conveys and warrants to **THE GRANTEE, MARIE SHEEHAN, unmarried,** of the City of Chicago, in the County of Cook, in the State of Illinois, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

PARCEL 1:

UNIT NUMBER 106-N IN PUEBLO COMMONS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PARTS OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; ALSO PART OF LOT 2 IN SCHORSCH FOREST VIEW SHOPPING CENTER, A SUBDIVISION IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF FRACTIONAL SECTION 14, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM REGISTERED AS DOCUMENT NUMBER LR3142536, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1, AS SET FORTH IN EASEMENT APPURTENANT AGREEMENT DATED JULY 17, 1979 AND FILED AUGUST 9, 1979 AS DOCUMENT NUMBER LR3110434.

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 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.

PROPERTY INDEX #: 12-14-1112-025-1110

STEWART TITLE
700 E. Diehl Road, Suite 180
Naperville, IL 60563

PROPERTY COMMONLY KNOWN AS: 8455 W. Leland Unit #106N, Chicago, Illinois 60656

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed as of this 15th day of February, 2020



FRANK BIEDRON (Seal)

(Seal)

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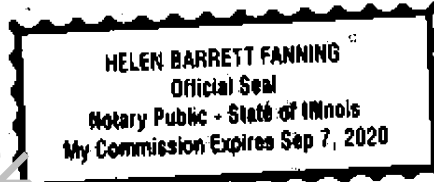
STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **CERTIFY THAT FRANK BIEDRON** personally known to me to be the same person whose name appears on the foregoing instrument, appeared before me this day in person, and acknowledged signing, sealing and delivering the instrument as a 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 notarial seal, this 15th day of February, 2020.



 Notary Public



This Document was prepared by:

Helen Barrett Fanning
 205 S Cumberland Ave.
 Park Ridge, IL 60068

MAIL TO:

John T. Gonnella
 33 S Roselle Road
 Schaumburg, IL 60193

SEND SUBSEQUENT TAX BILLS TO:

Marie Sheehan
 8455 Leland Unit #106N
 Chicago, IL 60656

↑grantee address

REAL ESTATE TRANSFER TAX	21-Feb-2020
CHICAGO:	757.50
CTA:	303.00
TOTAL:	1,060.50 *

12-14-112-025-1110 | 20200201615696 | 0-705-213-744
 * Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX	21-Feb-2020
COUNTY:	50.50
ILLINOIS:	101.00
TOTAL:	151.50

12-14-112-025-1110 | 20200201615696 | 0-958-130-016