

206ND152003PK
1/3 CT

UNOFFICIAL COPY

WARRANTY DEED

AFTER RECORDING MAIL TO:

Christopher R. Karsten
Karsten Law Offices, LLC
155 N. Wacker Dr., Suite 4250
Chicago, IL 60606

Doc#: 2015321099 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 06/01/2020 01:27 PM Pg: 1 of 3

Dec ID 20200501672092
ST/CO Stamp 1-554-978-016 ST Tax \$421.00 CO Tax \$210.50
City Stamp 0-928-871-648 City Tax: \$4,420.50

(Reserved for Recorders Use Only)

MAIL REAL ESTATE TAX BILL TO:

August Menconi and Chandra Menconi
4550 N. Potawatomie Ave.
Chicago, IL 60656

THE GRANTOR: Michael P. Walsh, divorced and not since remarried, of 4550 N. Potawatomie Ave., Chicago, IL 60656, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to **August Menconi and Chandra Menconi,** husband and wife, to have and to hold, as Tenants by the Entirety, the following described Real Estate, situated in the County of **Cook,** in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

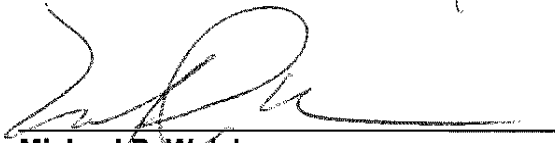
Commonly known as: 4550 N. Potawatomie Ave., Chicago, IL 60656
PIN: 12-14-114-023-0000

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

SUBJECT TO: (a) General real estate taxes not due and payable at the time of closing; (b) Special Assessments confirmed after Contract date; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Zoning laws and Ordinances; (e) Easements for public utilities; (f) Drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

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DATED this 30th day of April, 2020.

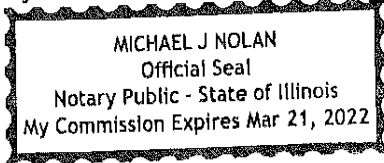
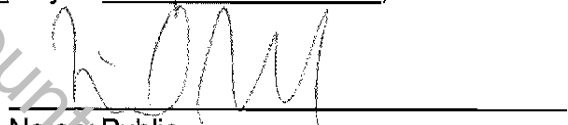


Michael P. Walsh

STATE OF Illinois)
) SS
 COUNTY OF Cook)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **Michael P. Walsh**, 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 individually acknowledged that he/she signed and delivered the said instrument as his/her 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 30th day of April, 2020.

Notary Public

NAME AND ADDRESS OF PREPARER:

Michael J. Nolan
 Attorney at Law
 7133 W. Higgins Ave.
 Chicago, IL 60656

Property of Cook County Clerk's Office

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LEGAL DESCRIPTION

Order No.: 20GND152003PK

For APN/Parcel ID(s): 12-14-114-023-0000

THE SOUTH 18.0 FEET OF LOT 30 AND LOT 31 (EXCEPT THE SOUTH 24.0 FEET THEREOF) IN SCHORSCH FOREST VIEW UNIT 3, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON APRIL 19, 1960 AS DOCUMENT 1917692.

County of Cook County Clerk's Office