UNOFFICIAL COPY

WARRANTY DEED

MAIL TO:

John Farrell Farrell, Tracy & Farrell 10610 S. Cicero Avenue Oak Lawn, IL 60453

NAME & ADDRESS OF TAXPAYER:

Kashema Pearson 5456 S. Cornell Ave. Unit 5456-3E Chicago, IL 60615



Doc# 2023040025 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 08/17/2020 11:52 AM PG: 1 OF 3

Chicago Title WESA 5540394 /w

THE GRANTOR, Michael H. Schwartz, married to Valerie Schwartz, of Wilmington, New Castle County, Delaware, for and in consideration of Ten and 00/100 DOLLARS and other good and valuable considerations in hand paid, CONVEYS and WARRANTS to Kashema Pearson, a Single Labelet County of S456 S. Cornell Ave., Unit 5456-3E, Chicago, IL 60615, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND ACCORPORATED HEREIN.

Subject only to the following, if any: 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; general real estate taxes not due and payable at the time of Closing; acts done or suffered through Buyer; hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number:

20-12-110-045-1024

Property Address:

5456 S. Cornell Ave., Unit 141143E, Chicago, IL 00/115

The Property is not Homestead property.

Dated this

JUM day of JULY

. 2020.

SIGNATURE PAGE FOLLOWS

REAL ESTATE TRANSFER TAX		Ub-Aug-2020
	CHICAGO:	1,012.50
	CTA:	405.00
	TOTAL:	1,417.50 *

20-12-110-045-1024 | 20200801655437 | 0-083-287-776

* Total does not include any applicable penalty or interest due.

			•	-
ı	REAL ESTATE	TRANSFER	TAX	06-Aug-2020
		(Final	COUNTY:	67.50
		(SK_{\bullet})	ILLINOIS:	135.00
			TOTAL:	202.50
20-12-110-045-1024		20200801655437	1-157-029-600	

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IN WITNESS WHEREOF, the undersigned has executed this Warranty Deed as of the date and year first above written.

Michael H. Schwartz

Valerie Schwartz executes this deed solely for the purpose of waiving homestead rights.

Valbru Shwartz

STATE OF DELAWARE

COUNTY OF NEW CASTLE

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Michael H. Schwartz, married to Valerie Schwartz, and Valerie Schwartz, of Wilmington. New Castle County, Delaware, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the instrument as their 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 19th day of June, 2020

NOTARY PUBLIC

My Commission Expires: Z-16·ZZ

IMPRESS SEAL HERE

COUNTY-ILLINOIS TRANSFER STAMP

NAME AND ADDRESS OF PREPARER:

Charles A. Semmelhack Howard & Howard Attorneys PLLC 200 South Michigan Avenue Suite 1100 Chicago, IL 60604-2480

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LEGAL DESCRIPTION

Order No.: 20GSA554039LP

For APN/Parcel ID(s): 20-12-110-045-1024

UNIT 5456-3E IN THE CORNELL PARK CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1 AND 2 IN BLOCK 1 IN ILLINOIS CENTRAL SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 12 AND THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 05119390%, AS AMENDED FROM TIME TO TIME, TOGETHER WITH IT'S UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

