

UNOFFICIAL COPY

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Doc#: 2023007553 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 08/17/2020 04:14 PM Pg: 1 of 2

WARRANTY DEED

Statutory (Illinois)

Mail to:

James Ganshirt
9635 Brandy Ct Unit 4,
Des Plaines, IL 60016

Dec ID 20200601612025

ST/CO Stamp 1-466-505-952 ST Tax \$103.00 CO Tax \$51.50

THE GRANTOR, **Odulia Greif**, of the City of Des Plaines, County of Cook and State of Illinois, for the consideration of Ten & no./100 (\$10.00) and other good & valuable consideration, in hand paid, does hereby CONVEY and WARRANT to **James Ganshirt**, of Chicago, Illinois the following described Real Estate, situated in the County of Cook State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION As Exhibit A

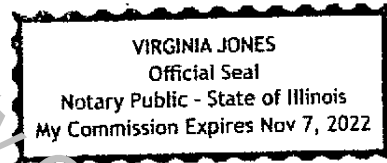
P.I.N. 09-11-300-075-1040 Property Address: 9635 Brandy Ct Unit 4, Des Plaines, IL 60016

SUBJECT ONLY TO THE FOLLOWING, IF ANY: covenants, conditions and restrictions of record so long as they do not interfere with Purchaser's use and enjoyment of the property; general real estate taxes not yet due and payable at time of closing; zoning and building ordinances; public utility easements; party wall rights and agreements., Declaration of Condominium recorded as document number 0021189613 and the Illinois Condominium Property Act and amendments.

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the state of Illinois

DATED June 19th, 2020

X Odulia Greif
Odulia Greif



STATE OF ILLINOIS, COUNTY OF COOK SS

The undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that **Odulia Greif** is/are personally known to me to be the same person(s) whose name(s) is/are subscribed to the forgoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth, including the release waiver of the right of homestead.

Given under my hand and official seal this 19th June, 2020

Virginia Jones
Notary Public

Mail tax bills to: buyer James Ganshirt 9635 Brandy Ct Unit 4, Des Plaines, IL 60016

THIS INSTRUMENT PREPARED BY: Elliott Hartstein 1721 Mission Hills Rd #103, Northbrook, IL 60062

Property not located in the corporate limits of the City of Des Plaines, Deed or Instrument not subject to transfer tax.

Melissa Klein 6/19/2020
City of Des Plaines

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Exhibit A

Unit Number 9635-4 in the Brandy Court Condominium, as delineated on a survey of the following described tract of Land:

Parcel 1: The East 140 feet of the West 560 feet of the South 8.89 chains (except the South 275.03 feet thereof) of the West 1/2 of the South West 1/4 of Section 11, Township 41 North, Range 12 East of the Third Principal Meridian; also, the South 8 chains 89 links of the West 1/2 of the South West 1/4 of Section 11, Township 41 North, Range 12 East of the Third Principal Meridian, (except the South 275.03 feet thereof and the West 560 feet thereof and the East 691 feet thereof) all in Cook County, Illinois

and

Parcel 2: Easement for the benefit of Parcel 1 as shown on the Plat of Survey recorded November 13, 1969 as document 21011624 and as created by Grant from Investment Builders Inc., a corporation of Illinois, to Union National Bank of Chicago, as Trustee under trust number 11031, dated September 10, 1970 and recorded September 16, 1970 as document 21266213 for Ingress and Egress and for the public utilities, including sewer and water, over, under, upon and through the West 30 feet of the North 225 feet of the South 275.03 feet of the West 1/2 of the South West 1/4 of Section 11, Township 41 North, Range 12 East of the Third Principal Meridian, (except the West 420 feet thereof and except the East 691 feet thereof) in Cook County, Illinois; which survey is attached as exhibit to the Declaration of Condominium recorded as document number 0021189673; together with its undivided percentage interest in the common elements.

Cook County Clerk's Office