

UNOFFICIAL COPY

Doc#: 2023207008 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 08/19/2020 08:34 AM Pg: 1 of 4

Dec ID 20200701619970
ST/CO Stamp 0-858-290-912 ST Tax \$462.50 CO Tax \$231.25
City Stamp 1-395-161-824 City Tax: \$4,856.25

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTORS (NAME AND ADDRESS)

Brianna J. Schmidt and Brian R. Schmidt
4000 W. Montrose
Suite 537
Chicago, IL 60625

(The Above Space for Recorder's Use Only)

THE GRANTORS Brian R. Schmidt, divorced and not since re-married, and Brianna J. Schmidt, divorced and since re-married, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to John Kennedy Sydney Sir Philip and Jince Jeba Gnanadhas of 250 Silvermaple Ridge, Unit 3, Charleston, WV 25306, 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 ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 14-19-108-006-0000

FIRST AMERICAN TITLE
FILE # 3038389

Property Address: 3835 N. Western Ave, Chicago, IL 60618

SUBJECT TO: Covenants, conditions and restrictions of record, private and utility easements and roads and highways, general taxes for the year 2019 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

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

THIS IS NOT HOMESTEAD PROPERTY

(SIGNATURE PAGE FOLLOWS)

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Dated this 27 day of JUNE, 2020.

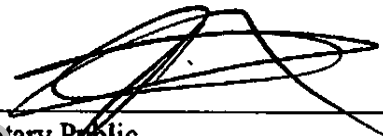
B _____ (Seal) _____ (Seal)
Brian R. Schmidt

STATE OF ILLINOIS)
) SS,
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Brian R. Schmidt 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 in 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 27th day of JUNE, 2020.

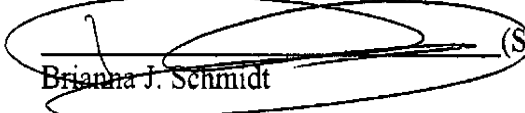




Notary Public

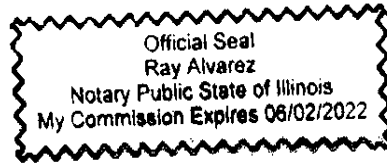
UNOFFICIAL COPY

Dated this 29th day of June, 2020.

 (Seal)
Brianna J. Schmidt

_____ (Seal)

STATE OF ILLINOIS)
) SS,
COUNTY OF COOK)



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Brianna J. Schmidt 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 in 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 29th day of JUNE, 2020.




Notary Public

THIS INSTRUMENT PREPARED BY
Benjamin W. Wong & Associates
2615 N. Sheffield Ave.
Chicago, IL 60614

MAIL TO:

Ann Fischer
939 N. Plum Grove Rd Ste. C.
Schaumburg, IL 60173

SEND SUBSEQUENT TAX BILLS TO:

John Kennedy Sydney Sir Philip
3835 N. Western Ave
Chicago, IL 60618

EXHIBIT A

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LEGAL DESCRIPTION

Legal Description: LOT 9 (EXCEPT THAT PART THEREOF LYING WEST OF A LINE 50 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN) IN WILLIAM ZELOSKY'S SUBDIVISION OF BLOCK 10 IN THE SUBDIVISION OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER THEREOF AND THE EAST HALF OF THE SOUTHEAST QUARTER THEREOF), IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 14-19-108-006-0000 (Vol. 481)

Property Address: 3835 N Western Ave, Chicago, Illinois 60618

Property of Cook County Clerk's Office