

UNOFFICIAL COPY

CT

WARRANTY DEED
Statutory Illinois

20SA 9872013UP-BM
182

Doc#: 2025421146 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 09/10/2020 02:47 PM Pg: 1 of 3

Dec ID 20200701632680
ST/CO Stamp 1-221-146-336 ST Tax \$395.00 CO Tax \$197.50
City Stamp 0-457-193-184 City Tax: \$4,147.50

Property of Cook County Clerk's Office

Above Space for Recorder's use only

WARRANTY DEED

AKA William R. Barnes III → AKA Jessica M. Whitton

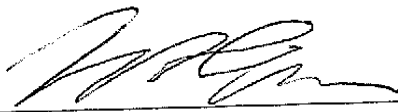
THE GRANTORS **William Barnes and Jessica Whitton**, a married couple, residing at 5868 N. Indian Road, Chicago, Illinois 60646, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT to GRANTEES, **Brian Pedroza and Rebecca Grundy**, unmarried persons, of 3625 N Tripp Chicago, IL 60641, **Tenants in Common**, the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

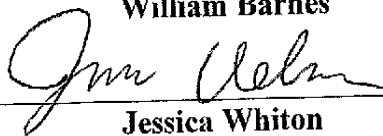
SEE EXHIBIT A

SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements, provided that they do not interfere with the current use and enjoyment of the real estate; and general real estate taxes for the year 2020 and subsequent years, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Property Index Number: ¹³ 20-04-305-086-0000
Commonly known as: 5868 N. Indian Road, Chicago, IL 60646

IN WITNESS WHEREOF, said GRANTOR has executed this Warranty Deed this 14 day of July, 2020.



William Barnes


Jessica Whitton

UNOFFICIAL COPY

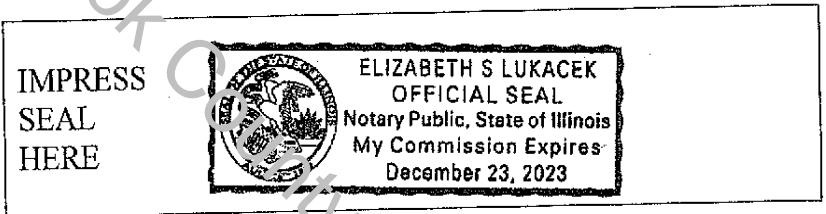
State of Illinois)
) ss.
County of Cook)

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that **William Barnes** and **Jessica Whiton**, personally known to me to be the same persons whose names are subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 14th day of July, 2020.

Commission expires 12/23/2023


NOTARY PUBLIC



This instrument prepared by John N. Walker, Esq., Waveland Law Group, LLC, 10 S. Riverside Plaza, Suite 1925, Chicago, Illinois 60606

| | |
|---|---|
| <p><u>Mail To:</u></p> <p>John Aylesworth Michael H. Wasserman PC 105 West Madison Street – Suite 401 Chicago, IL 60602</p> | <p><u>Name and address of Taxpayer:</u></p> <p>Brian Pedroza and Rebecca Grundy 5868 N. Indian Road Chicago, IL 60646</p> |
|---|---|

UNOFFICIAL COPY

EXHIBIT A

Address Given: 5868 N. Indian Road
Chicago, IL 60646

PIN: 13-04-305-086-0000

Legal Description:

THE SOUTHEASTERLY 42 FEET (AS MEASURED ALONG THE NORTHEASTERLY LINE THEREOF) OF THE NORTHERLY 145.90 FEET (AS MEASURED AT RIGHT ANGLES TO INDIAN ROAD) OF LOT 2 IN BUTLER SUBDIVISION OF LOT 6 IN SUBDIVISION OF LOT 2 IN KAY AND OTHERS SUBDIVISION OF THE SOUTHWESTERN FRACTIONAL QUARTER IN SECTION 4, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office