

UNOFFICIAL COPY

PT20-61919 142
WARRANTY DEED

Doc#: 2029946541 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 10/27/2020 03:43 PM Pg: 1 of 1

Dec ID 20200901685605
ST/CO Stamp 1-074-653-664 ST Tax \$1,637.00 CO Tax \$818.50
City Stamp 1-581-705-696 City Tax: \$17,188.50

The Grantor, DIANA VILIPS, a widow, in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) and other good and valuable consideration, in hand and paid, CONVEYS AND WARRANTS to ELIZABETH BALTHROP and MICHAEL KAMMARMAN, married to each other, not as tenants in common but as tenants by the entirety, the following real estate, to wit:

Lots 36 and 37 in Block 11 in Pierce's Addition to Holstein, in the North 1/2 of the Southwest 1/4 of Section 31, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

PERMANENT INDEX NUMBERS: 14-31-311-032-0000 and 14-31-311-033-0000
ADDRESS OF REAL ESTATE: 1854 N. Leavitt Street, Chicago, IL 60647

SUBJECT TO: covenants, conditions and restrictions of record, public utility easements, building lines, encroachments of record, provided, however, that none of the foregoing shall prevent use of the Premises as a single family residence, acts done or suffered by Purchasers, special taxes or assessments, confirmed or unconfirmed, general real estate taxes for 2020 and subsequent years including taxes which may accrue by reason of new or additional improvements.

Grantor hereby releases all rights under the Homestead Exemption Laws of the State of Illinois.

Dated this 10th day of September, 2020

Diana Vilips

DIANA VILIPS

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the aforesaid State and County, DO HEREBY CERTIFY that DIANA VILIPS appeared before me this day in person and signed this document in my presence and acknowledged that she signed, sealed and delivered this instrument as her free and voluntary act for the uses and purposes set forth herein, including, but not limited to, the release and waiver of any right of homestead.

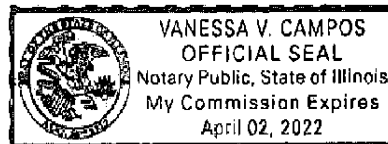
Given under my hand and official seal this 10th day of September, 2020

Vanessa V. Campos

NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY:

Charles F. Morrissey
MORRISSEY & DONAHUE, LLC
200 East Randolph Street, Suite 5100
Chicago, Illinois 60601



MAIL TO:

Jonathan M. Aven
180 N. Michigan Avenue, Suite 2105
Chicago, IL 60601

SEND SUBSEQUENT TAX BILLS TO:

ELIZABETH BALTHROP and
MICHAEL KAMMARMAN
1854 N. Leavitt Street
Chicago, IL 60647