

UNOFFICIAL COPY

Doc#: 2031107097 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 11/06/2020 07:28 AM Pg: 1 of 3

Dec ID 20200801680041
ST/CO Stamp 1-030-367-712 ST Tax \$225.00 CO Tax \$112.50
City Stamp 0-008-606-176 City Tax: \$2,362.50

10/3
PT20-62555

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR (NAME AND ADDRESS)

Wayne Watrach and Margaret Mitchell
5121 N. Kenmore Avenue, Unit 303
Chicago, IL 60640

(The Above Space for Recorder's Use Only)

THE GRANTOR Wayne Watrach, a single man and Margaret Mitchell, a single woman, of Chicago, IL for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Benjamin Wallin, and ^{Husband and wife} ~~of~~, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

* Amber Thomas Wallin as tenants by the entirety,
SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 14-08-402-017-1014

Property Address: 5121 N. Kenmore Avenue, Unit 303, Chicago, IL 60640

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

SUBJECT TO: 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; and general real estate taxes not due and payable at the time of Closing.

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Dated this 18th day of August, 2020.

Wayne Watrach
Wayne Watrach

Dated this 18 day of August, 2020.

Margaret Mitchell
Margaret Mitchell

STATE OF ILLINOIS)

) SS,

COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Wayne Watrach and Margaret Mitchell personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that signed, sealed and delivered in the instrument as 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 18th day of Aug, 2020.



Debra M. Kiley
Notary Public

THIS INSTRUMENT PREPARED BY
Shane E. Mowery
Shane Mowery, Attorney at Law
3653 W Irving Park Rd
Chicago, IL 60618

Mail TO and

SEND SUBSEQUENT TAX BILLS TO:

Benjamin Wallin
5121 N. Kenmore Avenue, Unit 303
Chicago, IL 60640

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EXHIBIT A LEGAL DESCRIPTION

Unit 303 and Unit P-4 in the 5121-5123 North Kenmore Avenue Condominium, as delineated on a Survey of the following described real estate:

Lot 3 in Block 3 in Argyle Subdivision, a Subdivision of Lots 1 and 2 of Fussey and Fennimore's Subdivision of the Southeast fractional 1/4 and Lots 1 and 2 of Cofehour and Conarroe's Subdivision of Lot 3 in Fussey and Fennimore's Subdivision of Section 8, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois;

Which Survey is attached as Exhibit "B" to the Declaration of Condominium recorded August 21, 2007 as Document Number 0723315044, as may be amended from time to time, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Property of Cook County Clerk's Office