

# UNOFFICIAL COPY

Doc#: 2035135069 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 12/16/2020 10:17 AM Pg: 1 of 3

Dec ID 20201101655459  
ST/CO Stamp 0-692-206-560 ST Tax \$215.00 CO Tax \$107.50

## WARRANTY DEED

1 of 2 2027123

AFTER RECORDING, MAIL TO:

SATURN TITLE, LLC  
1030 W. HIGGINS RD.  
SUITE 365  
PARK RIDGE, IL 60068

THE GRANTOR(S), BENJAMIN E. NISSEN AND KATHERINE E. CLEMENTZ, HUSBAND AND WIFE, of the City of Oak Park State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY AND WARRANT to

Catherine Coghlan, a single woman, of Wheaton, Illinois taking title as individual

all interest in the following described real estate (together with any improvements thereon) (collectively, the "Property") situated in the County of Cook, State of Illinois, to wit:

### See Attached Exhibit A

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

SUBJECT TO: General real estate taxes not due and payable at the time of Closing, covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.

And the said Grantors hereby expressly waive and release any and all right or benefit under and by virtue of any and all statutes providing for the exemption of homesteads from sale on execution or otherwise.

Permanent Real Estate Index Number: 16-07-323-049-1003

Common Address: 1019 Washington Blvd., Unit 201, Oak Park, IL 60302

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DATED this 17<sup>th</sup> day of Nov, 2020

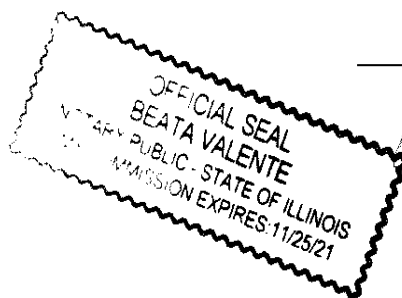
*Benjamin E. Nissen*  
 BENJAMIN E. NISSEN

*Katherine E. Clementz*  
 KATHERINE E. CLEMENTZ

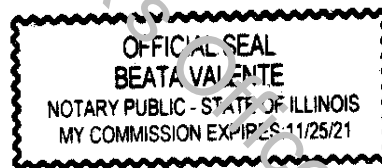
State of Illinois )  
 ) ss.  
 County of Cook )

The undersigned, a notary public in and for the above county and state, certifies that BENJAMIN E. NISSEN AND KATHERINE E. CLEMENTZ known to me to be the same persons whose names are subscribed as Grantors to the foregoing instrument, appeared before me in person and acknowledged signing and delivering the instrument as the free and voluntary act of the Grantors, for the uses and purposes set forth therein.

Given under my hand and official seal, this 17<sup>th</sup> day of Nov, 2020



*Beata Valente*  
 NOTARY PUBLIC



**DEED PREPARED BY:**  
 Beata Valente  
 Law Offices of Beata Valente, LLC  
 5508 W. Lawrence Ave  
 Chicago, IL 60630

**MAIL DEED TO:**  
Catherine Cognian  
1019 Washington Blvd  
Unit 201  
Oak Park IL 60302

**SEND TAX BILL TO:**  
Catherine Cognian  
1019 Washington Blvd  
Unit 201  
Oak Park IL 60302

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American Land Title Association

File Number : 2027123  
Commitment for Title Insurance  
Adopted 6-17-06 Revised 08-01-2016

## EXHIBIT A

**Legal:**

UNIT 1019-2A IN G.G.G. CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 29, 30, 31 AND 32 IN BLOCK 2 IN CENTRAL SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 25479400 AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Address: 1019 Washington Blvd., Unit 201, Oak Park, IL 60302

PIN #: 16-07-323-049-1005

PIN #:

PIN #:

Township: Oak Park

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance (issued by Old Republic National Title Insurance Company). This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; (and) Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

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