

UNOFFICIAL COPY

WARRANTY DEED
ILLINOIS STATUTORY
INDIVIDUAL

Doc#: 2036512002 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/30/2020 09:10 AM Pg: 1 of 4

Dec ID 20201001623769
ST/CO Stamp 1-105-066-976 ST Tax \$162.50 CO Tax \$81.25

FIRST AMERICAN TITLE
FILE # AF1000799

Preparer File: AF1000799
FATIC No.: AF1000799

THE GRANTOR(S) Dustin Hirsch, a single man of 17604 Cannon Ave., Upper Fl., Lakewood, OH 44107, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Geraldine Puncoschar, a single woman of 1500 S. 59th Ave., Cicero, IL 60804, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO: 2020 Real Estate Taxes not yet due or payable

This instrument does not represent a transfer of homestead property.

Permanent Real Estate Index Number(s): 18-04-231-038-1003

Address(es) of Real Estate: 81 S. 6th Ave., 103
LaGrange, Illinois 60525

Dated this 6th day of October, 2020


Dustin Hirsch



First American
Title Insurance Company

Warranty Deed - Individual

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STATE OF _____, COUNTY OF _____ SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Dustin Hirsch, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said 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 official seal this _____ day of _____, 20_____.

Notary Public

Prepared by:
Wilson & Wilson Estate Planning & Elder Law
1023 W. 55th Street Suite 110
LaGrange, IL 60525

Mail to:
Law Office of Jonathan D. Groll
830 North Boulevard, Suite A
Oak Park, IL 60301

Name and Address of Taxpayer:
Geraldine Punicochar
81 S. 6th Ave., Unit 103
LaGrange, IL 60525

Property of Cook County Clerk's Office



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Exhibit "A" – Legal Description

PARCEL 1:

UNIT 103 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN CARRIAGE HOUSE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 92322271, AS AMENDED FROM TIME TO TIME IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE NUMBERS P-14, AND P-22, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office



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OHIO 'STATUTORY SHORT FORM OF ACKNOWLEDGMENT' – INDIVIDUAL
§147-55(A)

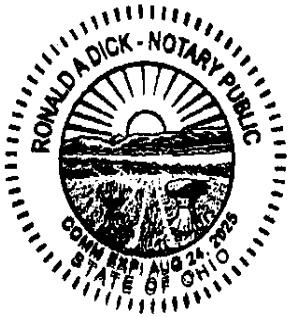
State of Ohio }
County of Cuyahoga } ss.

The foregoing instrument was acknowledged
before me this 10-6-2020 by
Date

Dustin Hirsch
Name of Person Acknowledging

Ronald A. Dick
Signature of Person Taking Acknowledgment

Notary Public
Title or Rank



Affix Seal Here

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Warranty Deed Illinois statutory Individual

Document Date: N/A Number of Pages: 3

Signer(s) Other Than Named Above: N/A