

# UNOFFICIAL COPY

Doc#: 2103635050 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 02/05/2021 10:35 AM Pg: 1 of 3

## WARRANTY DEED

Dec ID 20201001630424  
ST/CO Stamp 1-052-963-808 ST Tax \$485.00 CO Tax \$242.50  
City Stamp 1-313-141-728 City Tax: \$5,092.50

### MAIL TO:

Nicole Cadwell  
5410 N. HOYNE AVE.  
Chicago, IL 60625  
Citywide Title Corporation  
850 W. Jackson Blvd., Ste. 320  
Chicago, IL 60607

750 7/4 1/2

GRANTORS, Andrew Bauhs and John O. Eargle Jr. (aka Olin Eargle), married to each other, of 5636 N. Kedvale Ave., Chicago, IL 60646 for and in consideration of TEN and 00/100 Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency is hereby acknowledged, CONVEY and WARRANT to the GRANTEES, Paul Cadwell and Nicole Cadwell Husband & Wife of 5410 N. Hoyne Ave., Chicago, IL 60625, the following described real estate situated in the County of Cook in State of Illinois as Tenants by the entirety

~~PARCEL 1: UNIT 5410 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN BALMORAL COURT TOWNHOME CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 89118518, AS AMENDED FROM TIME TO TIME, IN THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.~~

~~PARCEL 2: THE RIGHT TO THE USE OF PARKING SPACE G-5410, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION RECORDED AS DOCUMENT NUMBER 89118518 AND AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.~~

Permanent Index Number: 14-07-102-004-1033, Volume 475.

Property Address: 5410 N. Hoyne Ave., Chicago, IL 60625

SUBJECT TO: General and special real estate taxes which are not yet due and payable; conditions, covenants 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 property.

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

TO HAVE AND TO HOLD said premises forever.

[Signature Page follows]

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DATED this 22<sup>nd</sup> day of October, 2020

Andrew Bauhs  
Andrew Bauhs

John O. Eargle, Jr.  
John O. Eargle, Jr.

STATE OF ILLINOIS                    )  
  ) SS.  
COUNTY OF COOK                    )

I, the undersigned, a Notary Public in and for the location above DO HEREBY CERTIFY that the above named persons, Andrew Bauhs and John O. Eargle Jr., aka Olin Eargle, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed sealed and delivered said instrument as their free and voluntary act for the uses and purposes herein set forth.

Given under my hand and official seal this 22 day of October, 2020.



[Signature]  
(SEAL)

This document prepared by:  
SJ Chapman  
Bielski Law Office, Ltd.  
123 N. Wacker Dr., Suite 2300  
Chicago IL 60606

Send future tax bills to: Nicole Cadwell  
540 N. HOYNE AVE.  
Chicago IL 60625

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## EXHIBIT "A"

**PARCEL 1: UNIT 5410 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN BALMORAL COURT TOWNHOME CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 89118518, AS AMENDED FROM TIME TO TIME, IN THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**PARCEL 2:  
THE RIGHT TO THE USE OF PARKING SPACE G-5410, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION RECORDED AS DOCUMENT NUMBER 89118518 AND AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.**

Property of Cook County Clerk's Office