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2 of 3 CT- 20GSA643642WJ

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR (NAME AND ADDRESS)

Vincenzo Nardulli 479 N. Harlem #305 Oak Park, IL 6030 Doc#. 2104813306 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 02/17/2021 02:13 PM Pg: 1 of 3

Dec ID 20200801652660

ST/CO Stamp 0-692-966-368 ST Tax \$349.00 CO Tax \$174.50

City Stamp 1-679-283-168 City Tax: \$3,664.50

(The Above Space for Recorder's Use Only)

THE GRANTOR Vincenzo Nardulli, a sn. gle, unmarried man, of 479 N. Harlem, #305, Oak Park, IL 60301 for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand peid, CONVEYS AND WARRANTS to William Coleman & Gewone Coleman, husband and in the forever, the following described real estate situated in the County of Cook, in the State of Thinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 19-36-412-014-0000

Property Address: 2701 W. 85th Street, Chicago, IL 60652

Hereby releasing and waiving all rights under and by virtue of the Homestean 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.

Dated this

day of UT.

incenzo Nardulli

By Joseph Nardulli, as Attorney in fact

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Joseph Nardulli, as attorney in fact for Vincenzo Nardulli 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 he signed, sealed and delivered in the instrument as his 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

day of $\underline{\mathcal{U}}$

Notary Public

MICHELLE M FITZHENRY
Official Seal
Notary Public - State of Illinois
My Commission Expires Jul 6, 2022

THIS INSTRUMENT PREPARED BY

Gary K. Davidson Castle Law 13963 S. Bell Road Homer Glen, IL 60491

MAIL TO:

Law Office of Ted Word 17002 Waterford Drive Lansing, IL 60438 SEND SUBSEQUENT TAX BILLS TO:

William & Gewore Coleman 2701 W. 85th Street Chicago, IL 60652

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EXHIBIT A LEGAL DESCRIPTION

LOT 14 IN HOWARD B. QUINN'S ADDITION TO BEVERLY TERRACE, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN; ALSO A RE-SUBDIVISION OF LOT "A" IN HARRY M. QUINN MEMORIAL ADDITION TO BEVERLY UNIT NO. 1, A SUBDIVISION OF PART OF THE WEST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 36, AFORESAID, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clark's Office