

# UNOFFICIAL COPY

WARRANTY  
DEED  
ILLINOIS STATUTORY  
INDIVIDUAL

Doc#: 2107634174 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 03/17/2021 12:00 PM Pg: 1 of 3

Dec ID 20210201650195  
ST/CO Stamp 0-868-039-696 ST Tax \$1,150.00 CO Tax \$575.00  
City Stamp 0-705-076-240 City Tax: \$12,075.00

Preparer File: Ward  
File No.: IL21000167

THE GRANTOR(S) **Michael W. Ward and Erica R. Wolfort nka Erica W. Ward**, husband and wife, of 23785 Letchworth Road, Beachwood, OH 44122, 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, **Michael Coscino and Janet Coscino**, a married couple, of 1725 W. Pierce #1, Chicago, IL, 60622, as tenants by the entirety (collectively, "Grantee"), all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

Lot 27 in Block 2 in C.E. Wooley's Subdivision of the 7-1/2 acres East of and adjoining the West 17-1/2 acres of the Northeast 1/4 of Section 36, Township 40 North, Range 13 East of the Third Principal Meridian, also; Lots 19, 20 and 21 of Block 4 in C.E. Wooley's Subdivision of the 7-1/2 acres East of and adjoining the West 10 acres of the Northeast 1/4 of Section 36, Township 40 North, Range 13 East of the Third Principal Meridian, lying North of Milwaukee Avenue (Plank Road) according to the Plat thereof recorded May 23, 1881 as Document 328315, in Book 16 of plats, page 5, in Cook County, Illinois.

SUBJECT TO: Covenants, conditions and restrictions of record; ~~Private~~ public and utility easements and roads and highways; acts done by or suffered through Grantee; all special governmental taxes or assessments confirmed and unconfirmed; General real estate taxes for the year 2020, 2021 and subsequent years.

PIN: 13-36-207-014-0000

Real Estate Property known as: 2625 W. Medill Ave, Chicago, IL 60647

[Signature and notary page follows]

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The undersigned execute the above Warranty Deed this day of February 2021

*Michael W. Ward*  
Michael W. Ward

*Erica R. Wolfort nka Erica W. Ward*  
Erica R. Wolfort nka Erica W. Ward

STATE OF OH, COUNTY OF CUYAHOGA SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, **Michael W. Ward**, 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 the instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal

this 22nd day of February 2021

*Adrienne L. Knight Wilkins*  
Notary Public



ADRIENNE L. KNIGHT WILKINS  
Notary Public - State of Ohio  
My Commission Expires  
December 09, 2024

STATE OF IL, COUNTY OF CUYAHOGA SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT; **Erica R. Wolfort nka Erica W. Ward**, 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 she signed, sealed and delivered the instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal

this 22nd day of February 2021

*Adrienne L. Knight Wilkins*  
Notary Public



ADRIENNE L. KNIGHT WILKINS  
Notary Public - State of Ohio  
My Commission Expires  
December 09, 2024

Prepared by: *Adam Gurney*  
Gurney Law Group LLC  
150 S. Wacker Drive, Suite 2400  
Chicago, IL 60606

[see following page]

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Mail to:

Bonnie M. Keating  
Attorney at Law  
6230 N Leona Ave  
Chicago, IL, 60646

Name and Address of Taxpayer:

Michael Coscino and Janet Coscino  
2625 W. Medill Ave  
Chicago, IL 60647

Property of Cook County Clerk's Office