

UNOFFICIAL COPY

Doc#: 2112739174 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/07/2021 09:01 AM Pg: 1 of 4

WARRANTY DEED ILLINOIS STATUTORY

Mail To:

Same As Below

Dec ID 20210401608989
ST/CO Stamp 0-196-182-288 ST Tax \$510.00 CO Tax \$255.00
City Stamp 1-334-673-680 City Tax: \$5,355.00

Name & Address of Taxpayer:

Annette T. Holzknacht and Arthur Holzknacht

2255 W. Wabansia Ave., 207

Chicago, IL, 60647

Prepared by: Hawbecker and Garver, LLC, 26 Blaine Street, Hinsdale, IL 60521

THE GRANTOR(S) Brett W. Twitty, a married man* of 264 N. Ridgeland Ave, Elmhurst, IL 60126, and Keller Investments LLC d/b/a Keller Investments LLC, an Illinois Limited Liability Company, of 0S237 Kellar Square, Geneva, IL 60134, 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 Annette T. Holzknacht and Arthur Holzknacht,

(BUYER'S ATTORNEY OR BUYER: CHECK APPLICABLE AND STRIKE ALL OTHERS)

- Individually
 as Tenants in Common
 as Joint Tenants
 not as joint tenants, nor tenants in common, but as Tenants by the Entirety

Whose address is _____, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

hereby releasing and waiving all rights under and by virtue of the Homestead 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.

Permanent Real Estate Index Number: 14-31-328-137-1015
Address of Real Estate: 2255 W. Wabansia Ave., 207, Chicago, IL, 60647

*Not A Homestead Property

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Dated this _____ day of _____, 20 _____.

Brett W. Twitty

Keller Investments LLC d/b/a Keller Investments LLC

[Signature]
By: Michael Twitty, Member Manager

[Signature]
By: Jamie L. Twitty, Member Manager

STATE OF ILLINOIS, COUNTY OF _____ ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Brett W. Twitty, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/ 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 _____.

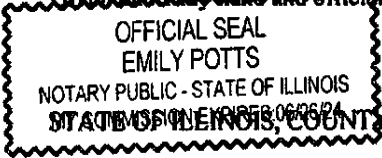
(Notary Public)

STATE OF ILLINOIS, COUNTY OF DUPAGE ss.

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, CERTIFY THAT Michael Twitty, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/ 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 28 day of April, 20 21.

[Signature]
(Notary Public)



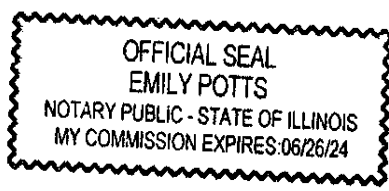
STATE OF ILLINOIS, COUNTY OF DUPAGE ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Jamie L. Twitty, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/ 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 28 day of April, 20 21.

[Signature]
(Notary Public)

[Signature]
[Signature]



UNOFFICIAL COPY

Dated this 28 day of April, 20 21

Brett W Twitty
Brett W. Twitty

Keller Investments LLC d/b/a Kellar Investments LLC

By: Michael Twitty, Member Manager

By: Jamie L. Twitty, Member Manager

STATE OF ILLINOIS, COUNTY OF DU PAGE ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Brett W. Twitty**, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/ 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 20 day of April, 20 21



[Signature] (Notary Public)

STATE OF ILLINOIS, COUNTY OF _____ ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Michael Twitty**, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/ 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)

STATE OF ILLINOIS, COUNTY OF _____ ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Jamie L. Twitty**, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/ 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)

BT

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Exhibit A

PARCEL 1:

UNIT 207 IN THE OAKLEY MANOR CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF LOTS 78 TO 85, BOTH INCLUSIVE, LYING WEST OF A LINE DRAWN FROM A POINT IN THE NORTH LINE OF SAID LOTS, 210.38 FEET EAST OF THE NORTHWEST CORNER OF LOT 78 AFORESAID TO A POINT IN THE SOUTH LINE OF SAID LOTS 210.69 FEET EAST OF THE SOUTHWEST CORNER OF LOT 78 AFORESAID (EXCEPT THEREFROM THE WEST 6.0 FEET OF LOT 78 AFORESAID, TAKEN FROM OAKLEY AVENUE) IN ISHAM'S RESUBDIVISION OF PARTS OF BLOCKS 3, 4 AND 5 OF ISHAM'S SUBDIVISION OF THE NORTH HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, LYING SOUTHWEST OF MILWAUKEE AVENUE, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0509734001, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE G-9, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE AFOREMENTIONED DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0509734001.

Property of Cook County Clerk's Office

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[Signature]