

# UNOFFICIAL COPY

21C000012SK 1/2  
WARRANTY DEED (Illinois)

Doc#: 2114045018 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 05/20/2021 09:30 AM Pg: 1 of 2

THIS DEED is made as of the 10 day of  
May, 2021, by and between

Dec ID 20210501628733  
ST/CO Stamp 1-295-020-304 ST Tax \$134.50 CO Tax \$67.25  
City Stamp 0-998-072-592 City Tax: \$1,412.25

JANET L. OWEN, A SINGLE PERSON  
("Grantor," whether one or more),

and

NATHAN C. OELKER, A SINGLE PERSON  
1624 W. Morse Ave, Apt 103  
Chicago, IL 60626  
("Grantee," whether one or more).

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00), in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does WARRANT, COVENANT, AND CONVEY unto the Grantee, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of COOK and State of Illinois known and described as follows, to wit:

Unit 7327-3 in Birchwood Manor Condominium as delineated on a survey of the following described real estate: Lot 10 in Block 4 in F. M. Doland's Subdivision of the East 414.5 feet of Section 30 and the west 175 Feet of Section 29, Township 41 North, Range 14, East of the third Principal Meridian, South of the Chicago and Evanston and Lake Superior Railroad in Indian Boundary Line in Cook County, Illinois. Which survey is attached as Exhibit "D" to the Declaration of Condominium recorded as document no. 0618810022 together with its undivided percentage interest in the common element.

COMMONLY KNOWN AS: 7327 NORTH PAULINA, #3, CHICAGO, IL 60626

PARCEL INDEX NUMBER (PIN): 11-30-422-034-1009

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainder, rents issues and profits hereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, his heirs and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, his heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: Covenants, conditions, restrictions of record, public and utility easements, provided that such exceptions do not impair Purchaser's intended use of the Unit of residential purposes, and general real estate taxes for the year 2020 and subsequent years.

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IN WITNESS WHEREOF, said Grantor has caused its signature to be hereto affixed, and has caused its name to be signed to these presents, this 10<sup>th</sup> day of May, 2021.

Janet L. Owen  
JANET L. OWEN

Prepared by: Rosenthal Law Group, LLC, 3700 W Devon Ave, Lincolnwood, IL 60712

MAIL TO: Mary Barrett Kirby, Attorney  
1115 N. Monro Ave. Chicago IL 60625

SEND SUBSEQUENT TAX BILLS TO: NATHAN C. OELKER  
7327 NORTH PAULINA, #3, CHICAGO, IL 60626

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

STATE OF IL )  
COUNTY OF Lake ) SS

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that JANET L. OWEN is 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 said instrument as her free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 10 day of May, 2021.

Notary Public [Signature]

My Commission Expires: 6-19-24

