

1 of 2  
21CA8922250NC DG

# UNOFFICIAL COPY

**This instrument was prepared by:**

Steven L. DeGraff, Esq.  
Much Shelist  
191 N. Wacker Drive, Suite 1800  
Chicago, Illinois 60606

Doc#: 2115918016 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 06/08/2021 05:20 AM Pg: 1 of 4

Dec ID 20210501648888  
ST/CO Stamp 1-832-114-448 ST Tax \$1,525.00 CO Tax \$762.50  
City Stamp 1-737-963-792 City Tax: \$16,012.50

**After recording mail to:**

Jonathan M. Aven, Esq.  
Law Offices of Jonathan M. Aven, Ltd.  
180 N. Michigan Avenue, Suite 2105  
Chicago, Illinois 60601

**Send subsequent tax bills to:**

Luke Michael Gilpin  
2228 N. Leavitt Street  
Chicago, Illinois 60647

---

## WARRANTY DEED

THE **GRANTOR**, HOWARD C. DRAFT, a married man, and ANDREW DRAFT, married to CRISTINA DRAFT, of Chicago, Illinois, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to LUKE MICHAEL GILPIN and MOLLY KAY PARSONS, husband and wife, as Tenants by the Entirety, **GRANTEES**, whose address is 2228 N. Leavitt Street, Chicago, Illinois 60647, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO  
AND BY THIS REFERENCE MADE A PART HEREOF

**THIS IS HOMESTEAD PROPERTY AS TO ANDREW DRAFT AND NOT  
HOMESTEAD PROPERTY AS TO HOWARD C. DRAFT**

SUBJECT ONLY TO: covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Grantee; all special governmental taxes or assessments confirmed and unconfirmed; general real estate taxes not yet due and payable.

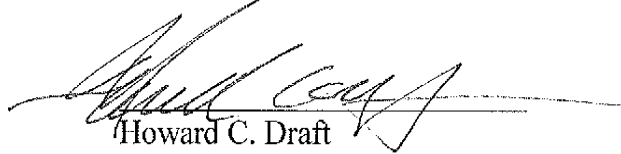
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever, as Tenants by the Entirety.

Permanent Index Number: 14-31-113-038-0000

Commonly Known As: 2228 N. Leavitt Street  
Chicago, Illinois 60647

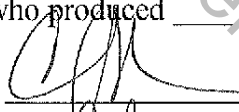
# UNOFFICIAL COPY

The undersigned has executed this Warranty Deed as of this 9<sup>th</sup> day of May, 2021.

  
Howard C. Draft

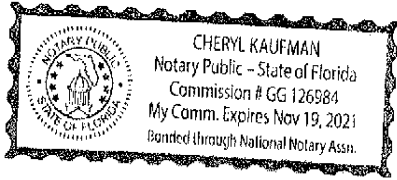
STATE OF FLORIDA  
COUNTY OF Polk - Lake

The foregoing instrument was acknowledged before me by [] physical presence; or [] online notarization this 9<sup>th</sup> day of May, 2021 by HOWARD C. DRAFT, who is personally known to me or who produced \_\_\_\_\_, as identification.

By: 

Name: Cheryl Kaufman  
Notary Public - State of Florida

My Commission Expires: 11/19/2021




Polk County Clerk's Office

# UNOFFICIAL COPY

The undersigned have executed this Warranty Deed as of this 24 day of May, 2021.

  
\_\_\_\_\_  
Andrew Draft

  
\_\_\_\_\_  
Cristina Draft, executed for the sole purpose  
of releasing homestead rights

STATE OF ILLINOIS     )  
  ) SS  
COUNTY OF COOK     )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ANDREW DRAFT, a married man, 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 said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 24 day of May, 2021.

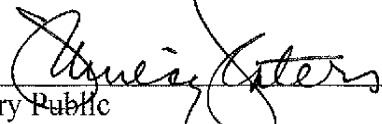
  
\_\_\_\_\_  
Notary Public

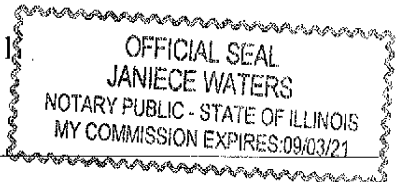


STATE OF ILLINOIS     )  
  ) SS  
COUNTY OF COOK     )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that CRISTINA DRAFT, a married woman, 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 said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 24 day of May, 2021.

  
\_\_\_\_\_  
Notary Public



# UNOFFICIAL COPY

## EXHIBIT A

### LEGAL DESCRIPTION

LOT 26 IN BLOCK 8 IN HOLSTEIN, IN SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 14-31-113-038-0000

Commonly Known As: 2228 N. Leavitt Street  
Chicago, Illinois 60647

Property of Cook County Clerk's Office