

# UNOFFICIAL COPY

Doc# 2116228052 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 06/11/2021 04:10 PM Pg: 1 of 2

## WARRANTY DEED

ILLINOIS

STATUTORY

CT-1863  
216NW581099OK

Chicago Title

Dec ID 20210501641551  
ST/CO Stamp 0-397-703-440 ST Tax \$255.00 CO Tax \$127.50  
City Stamp 0-487-299-344 City Tax: \$2,677.50

THE GRANTOR, **Jason M. Allen and Melissa S. Allen**, husband and wife, as tenants by the entirety, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to **Celina Frankland and Alex Frankland**, *Wife and Husband* As Joint Tenants \*, all interest in the following described Real Estate situated in the County of COOK, in the State of Illinois, to wit:

*\* of 1074 Suffolk Ct, Gurnee, IL 60031*

### PARCEL 1:

UNIT 2610-3 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN ROCKLAND MANOR CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0530834102, IN PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 AND THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

EXCLUSIVE USE FOR STORAGE PURPOSES IN AND TO STORAGE SPACE NO. S-1, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER(S): 13-13-203-036-1009  
ADDRESS OF REAL ESTATE: 2610 W. Leland Ave., Unit 3, Chicago, IL 60625

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, providing 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.

This property is homestead. To have and to hold said premises forever.

Dated as of this 19 of May, 2021

[SIGNATURE PAGE FOLLOWS]

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## SIGNATURE PAGE TO WARRANTY DEED

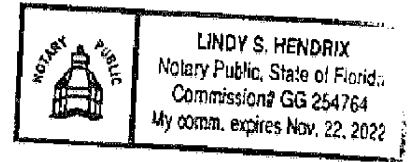
Jason M. Allen  
Jason M. Allen

Melissa S. Allen  
Melissa S. Allen

STATE OF Florida )  
COUNTY OF Polk ) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, **Jason M. Allen**, 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, and delivered the said 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, if any exist.

Given under my hand and official seal on May 19, 2021.

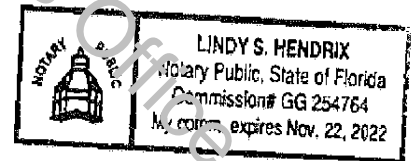


Lindy S. Hendrix  
Notary Public

STATE OF Florida )  
COUNTY OF Polk ) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, **Melissa S. Allen**, 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, and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead, if any exist.

Given under my hand and official seal on May 19, 2021.



Lindy S. Hendrix  
Notary Public

**PREPARED BY:**  
Genevieve M. Daniels, Esq.  
Kaplan Saunders Valente & Beninati LLP  
500 N. Dearborn St., Suite 200  
Chicago IL. 60654

**SEND TAX BILLS TO:**  
**Celina Frankland and Alex Frankland**  
1074 Suffolk Ct  
Genee IL 60031

**AFTER RECORDING MAIL TO:**  
**Celina Frankland and Alex Frankland**  
1074 Suffolk Ct  
Genee IL 60031