

UNOFFICIAL COPY

Doc#: 2119625040 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/15/2021 09:46 AM Pg: 1 of 3

Dec ID 20210601673727
ST/CO Stamp 1-764-005-136 ST Tax \$71.50 CO Tax \$35.75
City Stamp 0-690-263-312 City Tax: \$750.75

RECORDING COVER PAGE

Fidelity National Title

Warranty Deed

OC21006649

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WARRANTY DEED

Prepared By:

Tietz Law Firm, PC
2445 Dean Street, Suite 1D
St. Charles, IL 60175

Return To:

Kenneth Wichmann
21201 S. Elsner Rd.
Unit 202
Frankfort, IL 60423

Send Tax Bill To:

Kenneth L. Wichmann
~~10000 South Yale Avenue~~ 21201 S. ELSNER RD, UNIT 202
Chicago, IL 60628 FRANKFORT, IL 60423

GRANTOR(S), **ALICE V. GARDNER**, widowed, of 10000 South Yale Avenue, Chicago, IL 60628, in the County of Cook, for and in consideration of TEN and no/100 (\$10.00) Dollars, and other good and valuable considerations, in hand paid, CONVEY and WARRANT to

GRANTEE(S), **KENNETH L. WICHMANN**, _____,
of 21201 South Elsner Road, #202, Frankfort, IL 60423, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See attached legal description.


**** **GRANTEE HEREIN IS PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR ANY SALES PRICE FOR A PERIOD OF 30 DAYS FROM JUNE 22, 2021. AFTER THIS 30 DAY PERIOD, GRANTEE IS FURTHER PROHIBITED FROM CONVEYING THE PROPERTY FOR A SALES PRICE GREATER THAN \$85,500.00 UNTIL 90 DAYS FROM JUNE 22, 2021. THESE RESTRICTIONS SHALL RUN WITH THE LAND AND ARE NOT PERSONAL TO GRANTEE.** ****

SUBJECT ONLY TO: General real estate taxes not due and payable at the time of closing, covenants, conditions, restrictions and easements of record.

hereby releasing and waiving any and all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.



Address: 10000 South Yale Avenue, Chicago, IL 60628

Permanent Index Number: 25-09-410-043-0000

| REAL ESTATE TRANSFER TAX | | 22-Jun-2021 |
|---|----------|-------------|
|  | CHICAGO: | 536.25 |
| | CTA: | 214.50 |
| | TOTAL: | 750.75 * |

25-09-410-043-0000 | 20210601673727 | 0-690-263-312

* Total does not include any applicable penalty or interest due.

| REAL ESTATE TRANSFER TAX | | 22-Jun-2021 |
|---|-----------|-------------|
|   | COUNTY: | 35.75 |
| | ILLINOIS: | 71.50 |
| | TOTAL: | 107.25 |

25-09-410-043-0000 | 20210601673727 | 1-764-005-136

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DATED: 6/22/21

X Mae Helen Blair Power of Attorney for Alice V. Gardner
MAE HELEN BLAIR, Power of Attorney for ALICE V. GARDNER

STATE OF ILL)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for this County and State, **DO HEREBY CERTIFY** that **MAE HELEN BLAIR, Power of Attorney for ALICE V. GARDNER** is personally known to me to be the same person whose name is subscribed to this instrument, appeared before me this day in person and acknowledged that they executed this instrument as their free and voluntary act as and for the purposes set forth herein, including the release and waiver of the right of homestead.

Given under my hand and official seal this 22 day of June, 2021.



NOTARY PUBLIC

Legal Description:

ALL OF LOT 1 AND LOT 2 (EXCEPT THE SOUTH 10 FEET THEREOF) IN BLOCK 9 IN THE SUBDIVISION OF BLOCKS 5, 10, 19 AND 24 THE EAST 1/2 OF BLOCKS 6, 9 AND 20 THE WEST 1/2 OF BLOCKS 4, 11 AND 18 LOTS 1 AND 4 IN BLOCK 23 AND LOTS 2 AND 3 IN BLOCK 25 IN FERNWOOD, A RESUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.