

UNOFFICIAL COPY

WARRANTY DEED (Illinois)

PT21-73021 Y2
THIS DEED is made as of the 12 day of June, 2021, by and between

MATTHEW W. JOHNSON AND ROSEMARY SEBESTYEN, HUSBAND AND WIFE

("Grantor," whether one or more),

^{William} and
SHAWN BARNETT AND
LISA BLANKENSHIP, BOTH SINGLE
AS ^{Marie} JOINT TENANTS

("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:

Parcel 1: Unit Number 2636-1 in the 2634 Fairfield Condominium, as delineated on a survey of the following described tract of land: Lots 5 and 6 in Block 2 in Harriet Fairlin's Subdivision of the West 1/2 of the Southeast 1/4 of Section 25, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois; Which survey is attached to the Declaration of Condominium recorded as document number 00535584; together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Parcel 2: The exclusive right to the use of P-4 and S-5, limited common elements, as delineated on the survey attached to the aforesaid Declaration of Condominium

COMMONLY KNOWN AS: 2636 N. FAIRFIELD AVE., UNIT 1N, CHICAGO, IL 60647

PARCEL INDEX NUMBER (PIN): 13-25-408-034-1004

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.

^{2nd Installment}

Doc#: 2120839332 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 07/27/2021 12:21 PM Pg: 1 of 2

Dec ID 20210601674411

ST/CO Stamp 0-196-128-016 ST Tax \$423.00 CO Tax \$211.50

City Stamp 1-815-590-160 City Tax: \$4,441.50

UNOFFICIAL COPY

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 12th day of June, 2021.


MATTHEW W. JOHNSON


ROSEMARY SEBESTYEN

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

MAIL TO: Talarico Law Group
1500 S. Cicero Ave, Oak Forest, IL 60452

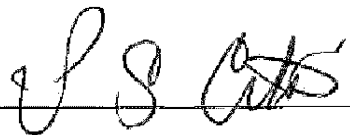
SEND SUBSEQUENT TAX BILLS TO: SHAWN BARNETT & LISA BLANKENSHIP
2636 N. FAIRFIELD AVE., UNIT 1N, CHICAGO, IL 60647

OR RECORDER'S OFFICE BOX NO. _____

State of Illinois)
County of Cook) SS

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that MATTHEW W. JOHNSON and ROSEMARY SEBESTYEN, are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered said instrument as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 12th day of June, 2021.

Notary Public 



My Commission Expires: 01-08-2023.