

UNOFFICIAL COPY

WARRANTY DEED
ILLINOIS STATUTORY
(Individual to Individual)

Doc#: 2123528791 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/23/2021 04:23 PM Pg: 1 of 3

Mail To:

Upneet & Jessica Teji
2940 N. Hermitage Ave.
Chicago, IL 60657

Dec ID 20210701607658
ST/CO Stamp 0-753-754-896 ST Tax \$910.00 CO Tax \$455.00
City Stamp 0-837-903-120 City Tax: \$9,555.00

Send Subsequent Tax Bills To:

Upneet & Jessica Teji
2940 N. Hermitage Ave.
Chicago, IL 60657

RECORDER'S STAMP

PT21-73537 1/2

THE GRANTORS, Jeffrey Ellman and Elyse Ellman, husband and wife, of the City of Chicago, State of Illinois, for and in consideration of Ten and no/100 DOLLARS, and other valuable consideration in hand paid,

CONVEY and WARRANT to Upneet Teji and Jessica Teji, husband and wife, of Chicago, Illinois, as TENANTS BY THE ENTIRETY, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

See Attached Exhibit "A"

SUBJECT TO: Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; all special governmental taxes or assessments confirmed and unconfirmed; general real estate taxes for second installment 2020 and subsequent years; hereby releasing and waiving all rights under by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number: 14-30-223-183-0000

Property Address: 2940 N. Hermitage Avenue, Chicago, IL 60657

SIGNATURE PAGE FOLLOWS

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Dated this 14 day of July, 2021.

Jeffrey Ellman
Jeffrey Ellman

Elyse Ellman
Elyse Ellman

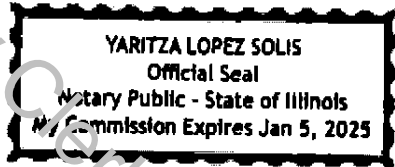
STATE OF Illinois)
)SS
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jeffrey Ellman and Elyse Ellman 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 the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Subscribed and sworn to before me this 14 day of July, 2021.

Yaritza Lopez Solis
Notary Public

My Commission Expires: 01/05/2025



This instrument was prepared by:

Randall Boyer, Esq., 3223 Lake Avenue, Suite 15C-303, Wilmette, IL 60091
(Name and Address)

MAIL TO:

Upneet & Jessica Teji
2940 N. Hermitage Ave.
Chicago, IL 60657

SEND SUBSEQUENT TAX BILLS TO:

Upneet & Jessica Teji
2940 N. Hermitage Ave.
Chicago, IL 60657

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Legal Description

PARCEL 1:

THE NORTH 21.04 FEET OF THE SOUTH 174.48 FEET OF LOT 8 IN WELLINGTON PARK SUBDIVISION, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 17, 1999 AS DOCUMENT 09079864, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AFORESAID, AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND PARTY WALL RIGHTS FOR WELLINGTON PARK HOMEOWNER'S ASSOCIATION RECORDED DECEMBER 11, 2000 AS DOCUMENT 00970524.

Property of Cook County Clerk's Office