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WARRANTY DEED

ILLINOIS STATUTORY

Doc#: 2123608193 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/24/2021 11:25 AM Pg: 1 of 2

Dec ID 20210701620876
ST/CO Stamp 0-226-380-560 ST Tax \$214.50 CO Tax \$107.25
City Stamp 1-016-781-584 City Tax: \$2,252.25

MAIL TO:

Paradigm Law
111 West Jackson Blvd. #1700
Chicago IL 60604

NAME & ADDRESS OF TAXPAYER:

Oliver J. Batchelor
6816 N Ashland Blvd Unit 3C
Chicago, IL 60626

both single PT 21-7421 SFA 1/2

THE GRANTOR(S) **MARK C. LAW and DAVID F. ST. GERMAIN**, of Chicago, Illinois, for and in consideration of TEN DOLLARS and other good and valuable considerations in hand paid, CONVEY(S) AND WARRANT(S) to **HOWARD J. BATCHELOR and ELEANOR MITCHELL and OLIVER J. BATCHELOR**,

a single person & 1680 W Fullerton Ave 1B, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to-wit: ** a married couple, of 325 S. Pitt St Caliste PA 17013*
Chicago, IL 60626

Unit Number 3C in the Kelsey Court II Condominium, as delineated on a survey of the following described tract of Land:
Lot 4 in Block 43 in Rogers Park, being a Subdivision of Section 30 lying South of the Indian boundary line, the Northeast 1/4 and part of the Northwest 1/4 of Section 31 and also the West 1/2 of the Northwest 1/4 of Section 32 all in Township 41 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.
Which survey is attached as exhibit 'A' to the declaration of condominium recorded February 8, 2006 as document number 0603934071; together with its undivided percentage interest in the common elements in Cook County Illinois.

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; and general real estate taxes not due and payable at the time of Closing. Sellers hereby release and waive all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number(s): 11-31-226-035-1012
Property Address: 6816 North Ashland Boulevard, Unit 3C, Chicago, Illinois 60626

Dated this 16 day of July, 2021.

Mark C. Law
MARK C. LAW

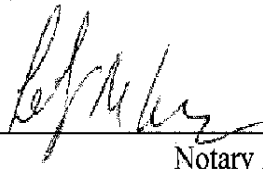
David F. St Germain
DAVID F. ST. GERMAIN

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STATE OF ILLINOIS)
) SS.
County of Cook)

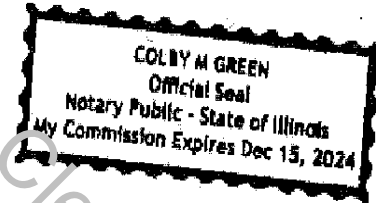
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **MARK C. LAW and DAVID F. ST. GERMAIN** (GRANTORS), personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they/he/she signed, sealed and delivered the instrument as its/his/her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my and notarial seal this 16th day of July, 2021.



Notary Public

My commission expires on Dec 15, 2024



NAME AND ADDRESS OF PREPARER:

Colby M. Green, Esq.
838 Park Avenue
River Forest, Illinois 60305

Property of Cook County Clerk's Office