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Warranty Deed Illinois Statutory

Doc#: 2123849135 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/26/2021 11:42 AM Pg: 1 of 3

Dec ID 20210801644587
ST/CO Stamp 1-322-678-032 ST Tax \$491.00 CO Tax \$245.50
City Stamp 0-156-333-840 City Tax: \$5,155.50

THE GRANTOR(S), **Churchfield Investments, LLC**, of the **City of Chicago, County of Cook, State of Illinois**, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to

Kevin Martignetti, a single man

(GRANTEE'S ADDRESS) 2840 N. Campbell Avenue, Chicago, IL 60618 of the **County of Cook**, 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 - LEGAL DESCRIPTION"]

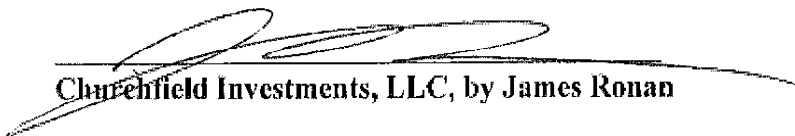
PROPERTY ADDRESS: 2840 N. Campbell Avenue, Chicago, Illinois 60618

PIN: 13-25-228-025-0000

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

SUBJECT TO: easements, covenants, conditions and restrictions of record, if any, and general real estate taxes for 2020 and subsequent years.

Dated this 16th Day of August 2021


Churchfield Investments, LLC, by James Ronan

CT-2101674321 2021 8/16

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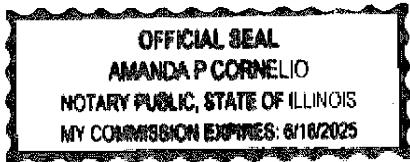
STATE OF ILLINOIS,
COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT

James Ronan, Member of Churchfield Investments, LLC

personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed 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.

Given under my hand and official seal this 16th day of August 2021



Amanda P. Cornelio
NOTARY PUBLIC

Prepared By: James P. McKay III
SMITH, HEMMESCH, BURKE & KACZYNSKI
10 South LaSalle Street
Suite 2660
Chicago, IL 60603-6304

Mail To: Kevin Martignetti
2840 N. Campbell
Chicago, IL 60618

Name & Address of Taxpayer: Kevin Martignetti
2840 N. Campbell
Chicago, IL 60618

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LEGAL DESCRIPTION

Order No.: 21016743LP

For APN/Parcel ID(s): 13-25-228-025-0000

LOT 8 IN BLOCK 3 IN CARTER'S ADDITION TO MAPLEWOOD BEING A SUBDIVISION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Property of Cook County Clerk's Office