

UNOFFICIAL COPY

WARRANTY DEED
ILLINOIS STATUTORY

Doc#: 2125106186 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/08/2021 09:01 AM Pg: 1 of 3

Dec ID 20210901659523
ST/CO Stamp 1-350-283-024 ST Tax \$285.00 CO Tax \$142.50
City Stamp 0-511-880-976 City Tax: \$2,992.50

THE GRANTORS, Eric J. Kalseth and Kelly S. Kalseth, a married couple, of the City of Chicago, County of Cook, State of IL, for and in consideration of ten dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY and WARRANT to Brandon Heiding, a single person, of the City of Chicago, County of Cook, State of IL, all interest in the following described Real Estate situated in the County of Cook, in the State of IL, to wit:

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO: the general real estate taxes not due and payable at the time of Closing and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other government regulations.

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

Property Real Estate Index Number(s): 14-30-119-046-1008

Address(es) of Real Estate: 2935 North Clybourn Avenue, Unit 303, Chicago, IL 60618

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DATED this 31 day of August, 2021.

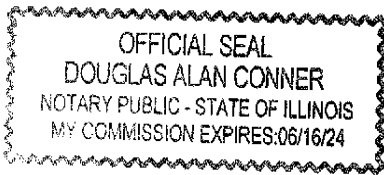
Eric J. Kalseth
Eric J. Kalseth

Kelly S. Kalseth
Kelly S. Kalseth

STATE OF Illinois)
COUNTY OF Cook) SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Eric J. Kalseth and Kelly S. Kalseth, personally known to me to be the same persons whose names is 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, including the release and waiver of the right of homestead.

Given under my hand and official seal this 31 day of August, 2021.



[Signature]
Notary Public

Prepared By: Sarah Sutton
Sutton Law, LLC
333 South Wabash Avenue
Suite 2700
Chicago, IL 60604

Mail Recorded Deed To:
Brandon Heidinger
2935 North Clybourn Avenue
Unit 303
Chicago, IL 60618

Mail Tax Bill To:
Brandon Heidinger
2935 North Clybourn Avenue
Unit 303
Chicago, IL 60618

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Exhibit "A" – Legal Description

UNIT 303 IN THE 2935 NORTH CLYBOURN AT WELBOURN ROW CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL STATE: LOTS, PARTS OF LOTS AND PART OF THE VACATED ALLEY IN THE SUBDIVISION OF THAT PART LYING NORTH OF CLYBOURN AVENUE OF LOT 14 IN THE SNOW ESTATE SUBDIVISION BY THE SUPERIOR COURT IN PARTITION OF PARTS OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND SECTION 25, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0404132092, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office