

# UNOFFICIAL COPY

## WARRANTY DEED Statutory (Illinois)

Doc# 2125107207 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 09/08/2021 09:02 AM Pg: 1 of 2

Mail to: NICHOLAS KIMBROUGH

17701 W NEUBERRY  
RIDGE DR.  
LOCKPORT IL, 60441

Dec ID 20210701607917  
ST/CO Stamp 0-313-619-216 ST Tax \$271.00 CO Tax \$135.50

Name & address of taxpayer:  
Nicholas Kimbrough  
12621 Ann St.  
Blue Island, IL 60406

Chicago Title Escrow: **21GNW225245NP**

THE GRANTOR **Timothy D. Berglund**, A Married Man, of the City of **Blue Island**, County of **Cook** and State of Illinois, for and in consideration of TEN and NO/100ths DOLLARS and other good and valuable considerations in hand paid.

CONVEYS AND WARRANTS to **Nicholas Kimbrough**, A Married Man, of 913 Longwood Drive, Joliet IL 60432, the following real estate situated in the County of **Cook**, in the State of Illinois, to wit:

LOT 3 IN TATE AND EHRHART'S RESUBDIVISION OF LOT 12 TO 18 IN BLOCK 1 IN CHARLES S. YOUNG'S SUBDIVISION IN BLOCK 3 OF ASSESSOR'S DIVISION OF THE SOUTH EAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 25, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

*Subject to the real estate taxes not yet due or payable and subsequent years, covenants, conditions, restrictions and special assessments confirmed after the date of the contract, if any, easements of records, building lines, zoning and ordinances, public right of ways for roads and highways.*

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND HOLD said premises in fee simple forever. **This was not the Homestead property of the Seller's wife, Ruth Sheahan.**

Permanent index number(s): **24-25-428-028-0000**

Property address: **12621 Ann St., Blue Island, IL 60406**

CT 21GNW225245NP

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DATED this 30th day of June, 2021.

Timothy D. Berglund  
Timothy D. Berglund

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State of Illinois, County of DuPage ss. I, the undersigned, a Notary Public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY: **Timothy D. Berglund**



personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and the person acknowledged that the person signed, sealed and delivered the instrument as his/her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 30th day of June, 2021.

Commission expires: 4/26/2025

Michelle Joy Jones  
Notary Public

Recorder's Office Box No.

### NAME AND ADDRESS OF PREPARER:

Ryan Waite  
The Waite Law Firm  
633 Rogers St., Suite 103  
Downers Grove, IL 60515

Property of Cook County Clerk's Office