

UNOFFICIAL COPY

PREPARED BY:

Blatter & Blatter, P.C.
5600 North River Road, Suite 800
Rosemont, Illinois 60018

Doc#: 2125107671 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/08/2021 01:29 PM Pg: 1 of 3

MAIL TAX BILL TO:

Nathaniel G. Holman
2256 West Erie Street, Unit 3
Chicago, Illinois 60612

Dec ID 20210801638885
ST/CO Stamp 1-154-526-992 ST Tax \$300.00 CO Tax \$150.00
City Stamp 1-123-602-192 City Tax: \$3,150.00

MAIL RECORDED DEED TO:

Blatter & Blatter, P.C.
5600 North River Road, Suite 800
Rosemont, Illinois 60018

WARRANTY DEED**Statutory (Illinois)**

210269000413

THE GRANTOR, James Edward Holman married to Claudia Holman, of the City of Coronado and State of California, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, hereby conveys and warrants unto Nathaniel G. Holman, an unmarried person, of Chicago, Illinois all right, title and interest of said Grantor in and to the following described parcel of real estate situated in the County of Cook and State of Illinois, to wit:

PARCEL 1:

UNIT 3 IN THE 2256 ERIE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOT 27 AND THE EAST 2.00 FEET OF THE NORTH 27.00 FEET OF LOT 26, IN BARNEY'S SUBDIVISION OF BLOCK 10 IN CANAL TRUSTEE'S SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS:

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0321234165, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-3, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0321234165.

PIN: 17-07-110-052-1003;

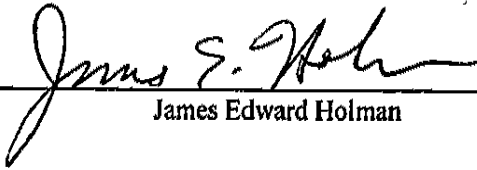
Address: 2256 West Erie Street, Unit 3, Chicago, Illinois 60612;

subject, however, to general taxes for the year 2020 and thereafter; the declaration of condominium/covenants, conditions and restrictions, and all amendments thereto ("Declaration/CCRs"); public and utility easements, including easements established by or implied from the Declaration/CCRs; and party wall rights and agreements.

The property subject to this instrument is not homestead property.

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Dated this 18th day of August, 2021.



 James Edward Holman

STATE OF California)
) SS.
 COUNTY OF San Diego)

I, the undersigned, a Notary Public in and for said County in the State aforesaid, do hereby certify that James Edward Holman, 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 acknowledged having signed, sealed and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 18 day of August, 2021.

Ezra Valdez

 Notary Public

My commission expires: 06/01/2022

See attached

Property of Cook County Clerk's Office

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ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

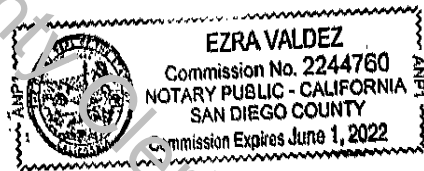
State of California
County of San Diego

On August 18, 2021 before me, Ezra Valdez, Notary Public
(Insert name and title of the officer)

personally appeared JAMES EDWARD HOLMAN
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Handwritten Signature] (Seal)