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Doc#. 2126341302 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 09/20/2021 03:17 PM Pg: 1 of 3

Dec ID 20210801644366

ST/CO Stamp 1-308-561-168 ST Tax \$220.00 CO Tax \$110.00

City Stamp 0-234-819-344 City Tax: \$2,310.00

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR (NAME AND ADDRESS)

Oriole Land Corporation 900 N. Kingsbury St. Apt. 970 Chicago, IL 60610

(The Above Space for Recorder's Use Only)

THE GRANTOR Oriole Land Corporation, an Illinois Corporation for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Danielle 12-lane Cox, an unmarried woman and not a party to a civil union, of 2838 N. Cambridge Ave., Unit No. 3, Chicago, IL 60657, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 14-21-313-071-1009 and 14-21-313-071-1030

Property Address: 711 W. Melrose St., Unit C3, Chicago, IL 60657

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. This is not Homestead Property.

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.

Dated this 19th day of August 2021.

Oriole Land Corporation

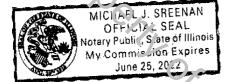
Jonathan D. Haley, President

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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 Jonathan D. Haley 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 that he signed, sealed and delivered the instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 19th day of August/2021



Notary Public

THIS INSTRUMENT PREPARED BY

Michael J. Sreenan Michael J. Sreenan, PC 1341 West Fullerton Avenue, No. 175 Chicago, IL 60614

MAIL TO:

Bell Law 2015 West Fullerton Ave. Chicago, IL 60647 SEND SUBSEQUENT TAX BILLS TO:

Danielle Delane Cox 711 W. Melrose St. Unit C3 Chicago, IL 60657

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EXHIBIT A LEGAL DESCRIPTION

Unit C-3 and P-12 in the SEVEN11 Melrose Condominium as delineated on the survey of the following real estate:

The West 1/2 of Lot 49 and all of Lots 50 and 51 in Elisha E. Hundley's Resubdivision of Lot 40 in Pine Grove, a Subdivision of Fractional Section 21, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois;

Which Plat of survey is attached as exhibit "A" to the declaration of Condominium dated July 19, 2005 recorded July 21, 2005 as document 0520227081, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.