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PREPARED BY:
Law Office of Robert D. Connealy
2722 N. Sacramento Ave.
Chicago, IL 60647

Doc# 2128718250 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/14/2021 10:43 AM Pg: 1 of 3

Dec ID 20210901689219
ST/CO Stamp 1-230-018-704 ST Tax \$450.00 CO Tax \$225.00
City Stamp 1-165-203-600 City Tax: \$4,725.00

MAIL TAX BILL TO:
William Thomas Gregory III
2251 W. Saint Paul Ave. #2F
Chicago, IL 60647

MAIL RECORDED DEED TO:
Nick O'Connor
1917 W. 103rds St. Suite 5
Chicago, IL 60647

4707-170

WARRANTY DEED Statutory (Illinois)

THE GRANTOR(S), Joseph Welsch, a man married to Meghan Pulte, of 2251 W. Saint Paul Ave. #2F, City of Chicago, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANT(S) to William Thomas Gregory III, an unmarried man, of 120 Turtle Creek Blvd. #353, City of Dallas, State of Texas, all right, title, and interest in the following described real estate situated in the County of COOK, State of Illinois, to wit:

See the Legal Description attached here as "Exhibit A"

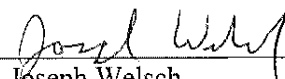
Permanent Index Number(s): 14-31-319-048-1007
Property Address: 2251 W. Saint Paul Ave. #2F, Chicago, IL 60647

Permanent Index Number(s): 14-31-319-048-1033
Property Address: 2251 W. Saint Paul Ave. P-8, Chicago, IL 60647

Subject, however, to the general taxes for the year of 2021 and thereafter, all covenants, conditions, and restrictions of record; all public utility easements of record; all acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; and home owners or condominium association declaration and bylaws, if any.

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

Dated this 22 day of September, 2021


Joseph Welsch


Meghan Pulte

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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, do hereby certify that Joseph Welsch and Meghan Pulte, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/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 notarial seal, this 22nd day of September, 2021

May 22, 2024
My commission expires

Ana Reynoso

Notary Public



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EXHIBIT A – LEGAL DESCRIPTION

UNIT 2F & P-8 IN THE ATRIUM ON ST. PAUL CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 19 (EXCEPT THE WEST 10 FEET) AND ALL OF LOTS 20 TO 22 IN ISHAMS RESUBDIVISION OF PART OF BLOCKS 3 TO 5 IN ISHAM'S SUBDIVISION OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 LYING SOUTHWEST OF MILWAUKEE AVENUE OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 98810949; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS

Permanent Index Number(s): 14-31-319-048-1007 and 14-31-319-048-1033

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