

UNOFFICIAL COPY

PT 21-75910

WARRANTY DEED (Illinois)

THIS DEED is made as of the 29 day of September, 2021, by and between

MARYANN LEFFINGWELL AND RICHARD
D. LEFFINGWELL, MARRIED TO EACH
OTHER

("Grantor," whether one or more),

and

OLIVER FRANZ AND
ABIGAIL FRANZ, HUSBAND AND WIFE
AS TENANTS BY THE ENTIRETY
1223 W. LAWRENCE AVE. #2, CHICAGO, IL
60640

("Grantee," whether one or more).

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00), in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does WARRANT, COVENANT, AND CONVEY unto the Grantee, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

SEE ATTACHED LEGAL DESCRIPTION

COMMONLY KNOWN AS: 1420 W. HOLLYWOOD AVE., UNIT 3W CHICAGO, IL 60660

PARCEL INDEX NUMBER (PIN): 14-05-321-075-1006

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainder, rents issues and profits hereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, his heirs and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, his heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: Covenants, conditions, restrictions of record, public and utility easements, provided that such exceptions do not impair Purchaser's intended use of the Unit of residential purposes, and general real estate taxes for the year 2021 and subsequent years.

Doc#: 2132139398 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 11/17/2021 02:03 PM Pg: 1 of 3

Dec ID 20211001692477

ST/CO Stamp 1-755-482-256 ST Tax \$500.00 CO Tax \$250.00

City Stamp 1-093-601-424 City Tax: \$5,250.00

UNOFFICIAL COPY

IN WITNESS WHEREOF, said Grantor has caused its signature to be hereto affixed, and has caused its name to be signed to these presents, this 29 day of September, 2021.

Maryann Leffingwell
MARYANN LEFFINGWELL

Richard D. Leffingwell
RICHARD D. LEFFINGWELL

Prepared by: Rosenthal Law Group, LLC, 3700 W Devon Ave, Lincolnwood, IL 60712

MAIL TO: Oliver Franz + Abigail Franz
1420 W. Hollywood, Unit 1420-3, Chicago, IL 60660

SEND SUBSEQUENT TAX BILLS TO: OLIVER FRANZ & ABIGAIL FRANZ
1420 W. HOLLYWOOD AVE., UNIT 1420-3, CHICAGO, IL 60660

OR RECORDER'S OFFICE BOX NO. _____

State of IL)
County of Lake) SS

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that MARYANN LEFFINGWELL and RICHARD D. LEFFINGWELL, are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered said instrument as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 29 day of September, 2021.

Notary Public [Signature]

My Commission Expires: 6/19/24



UNOFFICIAL COPY

Unit 1420-3 together with its undivided percentage interest in the common elements in Hollyglen Condominium as delineated and defined in the Declaration recorded as document number 98235787, in the Southwest 1/4 of Section 5, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

14-05-321-075-1006

Property of Cook County Clerk's Office