

UNOFFICIAL COPY

PT21-76194
1 of 2

Doc#: 2133033138 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/26/2021 02:06 PM Pg: 1 of 3

Dec ID 20211101647884
ST/CO Stamp 0-538-886-800 ST Tax \$157.50 CO Tax \$78.75
City Stamp 0-002-015-888 City Tax: \$1,653.75

WARRANTY DEED ILLINOIS STATUTORY

(The Above Space for Recorder's Use Only)

THE GRANTORS James A. Huber, a married man, of 4268 West Shore Manor Road, Jamesville, New York 13078 and Charles Nelson, a married man, of 1636 North Newland Avenue, Chicago, IL 60607 for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to Gregory Matthew, a single man, of 1316 Oxford Court, Libertyville, IL 6048, 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"

THIS IS NOT HOMESTEAD PROPERTY

Permanent Index Number(s): 11-31-226-035-1009

Property Address: 6816 North Ashland Avenue, Unit 1C, Chicago, IL 60626

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

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.

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Dated this 6 day of November, 2021.

X James A. Huber
James A. Huber

X _____
Charles Nelson

STATE OF Illinois)
COUNTY OF Cook) SS
)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT James A. Huber ~~and Charles Nelson~~, 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 the instrument as 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 6 day of November, 2021.



Cynthia Ramirez
Notary Public

THIS INSTRUMENT PREPARED BY

Michelle Laiss
ATTORNEY AT LAW
1530 West Fullerton Avenue
Chicago, IL 60614

MAIL TO:
Andre Wrighte
WRIGHTE LAW FIRM
4707 N. Broadway Street, Suite 305
Chicago, IL 60640

SEND SUBSEQUENT TAX BILLS TO:

Gregory Matthew
6816 North Ashland Avenue
Unit 1C
Chicago, IL 60626