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WARRANTY DEED ILLINOIS STATUTORY 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

(The Above Space for Recorder's Use Only)

DOOR OF CO. THE GRANTORS James A. Huber, a manied man, of 4268 West Shore Manbor Road, Jamesville, New York 13078 and Charles Ne'son, 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 raid, 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 ATTACKED 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	_day of Novellock 2021.
X	\mathbf{x}
James A. Huber	Charles Nelson

STATE OF THINKS)
COUNTY OF TOOK)

I, the undersigned, a Notery 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, scaled 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 ____ day of Novemb

OFFICIAL SEAL
CYNTHIA RAMIREZ
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 2/1/25

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:

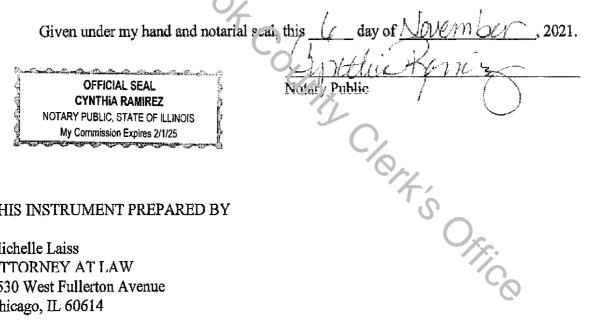
Gregory Matthew 6816 North Ashland Avenue Unit 1C Chicago, IL 60626

2133033138 Page: 3 of 3

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Dated this day	of Novery	10er, 20:	21.
x James L. Hall	ku	X	
James A. Huber	,	Charles Nelson	
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SIAIL OF THE LOR)) SS		
COUNTY OF COK)		

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