

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR (NAME AND ADDRESS)

Thomas Hoeflein aka Thomas Hoeflien, a single person 475 S Belmont Ave #3 Elgin, IL 60123

Cook County Clerk

Date: 02/22/2022 10:50 AM Pg: 1 of 3

Dec ID 20220201620943

ST/CO Stamp 1-308-193-168 ST Tax \$195.00 CO Tax \$97.50

City Stamp 0-689-926-544 City Tax: \$2,047.50

(The Above Space for Recorder's Use Only)

'a an unmarried woman

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 Jessica Watson, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRYPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 14-16-305-027-1017

Property Address: 735 W Bittersweet Pl #2S, Chicago, IL 50613

SUBJECT TO: Covenants, conditions and restrictions of record, private and utility easements and roads and highways, general taxes for the year 2021 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

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

UNOFFICIAL COPY

Dated this <u>Is+</u> day of <u>Feb</u>	, 2022.	
x family	(Seal)	(Seal)
Thomas Hoeflein aka Thom	as	``
Hoeflien		
STATE OF ILLINOIS)	
) SS,	
COUNTY OF COOK)	

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Thomas Hoeflien 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 no signed, sealed and delivered in the instrument as his 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 1st day of February 1, 2022. STEVEN M. SHAYKIN OFFICIAL SEAL Notary Public - State of Illinois Juny Clarks My Commission Expires Feb. 02, 2023

THIS INSTRUMENT PREPARED BY Steven M. Shaykin, P.C. 5105 Tollview Drive, Suite 265 Rolling Meadows, IL 60008

MAIL TO:

Clssica Watson 735 N. Bittersweet PI #25 Micaso, IL GOUIS

SEND SUBSEQUENT TAX BILLS TO:

Jessica Watson 735 W Bittersweet P1 #2S Chicago, IL 60613

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EXHIBIT A LEGAL DESCRIPTION

UNIT 735-2S IN BITTERSWEET ON THE PARK CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 27 AND 28 IN BITTERSWEET SUBDIVISION OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN,

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 97478812; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

Property of Cook County Clark's Office