

UNOFFICIAL COPY

WARRANTY DEED ILLINOIS STATUTORY

Doc#. 2205441277 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/23/2022 03:06 PM Pg: 1 of 2

Dec ID 20220201625870
ST/CO Stamp 0-735-025-552 ST Tax \$90.00 CO Tax \$45.00

AFTER RECORDING, MAIL TO:
SATURN TITLE, LLC
1030 W. HIGGINS RD.
SUITE 365
PARK RIDGE, IL 60068

2231640
1/24/1

THE GRANTOR, **PATRICK H. MCMAHON III a/k/a PATRICK MCMAHON**, a single man of 320 Circle Ave., Unit 102, Forest Park, IL 60130, for and in consideration of TEN DOLLARS (\$10.00), and other good and valuable considerations receipt of which is hereby duly acknowledged, CONVEYS and WARRANTS to **Nicholas Gregoratos and Anita Ann Cabrera, Trustees of the Gregoratos-Cabrera Revocable Special Needs Trust**, the following described Real Estate situated in the County of Cook, in the State of IL, to wit:

UNIT NUMBER 102, IN 320 CIRCLE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 17 AND 18 IN BLOCK 37 IN KIEFER'S SUBDIVISION OF BLOCKS 29 AND 37 IN RAILROAD ADDITION TO HARLEM, A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT C TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25710894, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN COMMON ELEMENTS.

PIN: **15-12-434-050-1001**

Address of Real Estate: **320 Circle Ave., Unit 102, Forest Park, IL 60130**

The Grantor hereby releases and waives all rights under and by virtue of the homestead exemption laws of the State of Illinois.


SUBJECT TO:

General taxes not yet due and payable, covenants, conditions and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the property.

VILLAGE OF
FOREST PARK
PROPERTY COMPLIANCE
No. **9344**
[Signature]
2-16-22
Approved/Date

UNOFFICIAL COPY

Dated this 17th day of February, 2022.

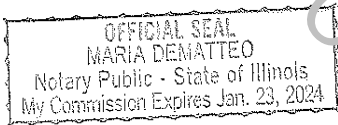
By: 

PATRICK H. MCMAHON III a/k/a PATRICK MCMAHON

STATE OF ILLINOIS, COUNTY OF COOK) SS

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, do hereby certify that PATRICK H. MCMAHON III a/k/a PATRICK MCMAHON is 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 he signed, sealed, and delivered the said instrument as a free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 17th day of February, 2022.





Notary Public

Prepared by: Law Office of Katarzyna Sak, P.C., 7720 W. Touhy Ave., Chicago, IL 60631

Mail Recorded Deed to:

Nicholas Gregoratos and Anita Ann Cabrera,
Trustees of the Gregoratos-Cabrera Revocable Special Needs Trust

430 Ellsworth
San Francisco CA 94110

Mail Tax Bills to:

Nicholas Gregoratos and Anita Ann Cabrera,
Trustees of the Gregoratos-Cabrera Revocable Special Needs Trust

PROPERTY OF COOK COUNTY CLERK'S OFFICE