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PT22-21347
1 of 2

Doc#: 2209404470 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/04/2022 02:46 PM Pg: 1 of 3

Dec ID 20220301666034
ST/CO Stamp 2-129-771-920 ST Tax \$442.50 CO Tax \$221.25
City Stamp 2-141-666-704 City Tax: \$4,646.25

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTORS (NAME AND ADDRESS)

Thomas Mattingly and Aaron J. Kaczmarek
4653 N. Magnolia Avenue, Unit 4S
Chicago, IL 60640

(The Above Space for Recorder's Use Only)

THE GRANTORS Thomas Mattingly and Aaron J. Kaczmarek, a married couple, of Chicago, IL 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 Christopher Cochrane, ~~Robert A. Sata~~ of Chicago IL, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

as joint tenants with rights of survivorship
RB CC

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 14-17-111-032-1008

Property Address: 4653 N. Magnolia Avenue, Unit 4S, Chicago, IL 60640

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.

ROPER TITLE, LLC

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Dated this 18 day of March, 2022.

Thomas Mattingly
Thomas Mattingly

Aaron J. Kaczmarek
Aaron J. Kaczmarek

STATE OF ILLINOIS

) SS,

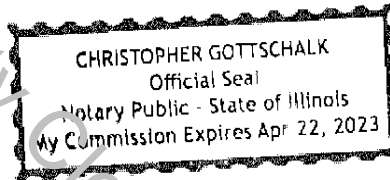
COUNTY OF COOK

)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Thomas Mattingly and Aaron J. Kaczmarek 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 in 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 18th day of MARCH, 2022.

Christopher Gottschalk
Notary Public



THIS INSTRUMENT PREPARED BY

Shane Mowery, Attorney at Law
3653 W Irving Park Rd
Chicago, IL 60618

MAIL TO:

~~Paul Ochmanek, Jr.~~

Christopher Cochrane
4653 N. Magnolia Avenue, Unit 4S
Chicago, IL 60640

SEND SUBSEQUENT TAX BILLS TO:

Christopher Cochrane
4653 N. Magnolia Avenue, Unit 4S
Chicago, IL 60640

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EXHIBIT A LEGAL DESCRIPTION

Parcel 1:

Unit Number 4S in 4653 Magnolia Condominium, as delineated on a plat of survey of the following described tract of land:

The North 2 inches of Lot 59 and all of Lot 60 in Sheridan Drive Subdivision, a subdivision of the North 3/4 of the East 1/2 of the Northwest 1/4 of Section 17, Township 40 North, Range 14 East of the Third Principal Meridian, together with that part of the West 1/2 of the Northwest 1/4 of said section, which lies North of the South 800 feet thereof and East of Green Bay Road, in Cook County, Illinois;

Which plat of survey is attached as exhibit "A" to the Declaration of Condominium recorded January 13, 2004 as document number 0401339011; together with its undivided percentage interest in the common elements.

Parcel 2:

The exclusive right of the use of Parking Space P-6 and Storage Space S-5, limited common elements as delineated on the survey attached to the Declaration.

Property of Cook County Clerk's Office