

UNOFFICIAL COPY

Doc#: 2210518070 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/15/2022 08:50 AM Pg: 1 of 3

Dec ID 20220201633724
ST/CO Stamp 1-885-342-608 ST Tax \$351.00 CO Tax \$175.50
City Stamp 0-937-298-832 City Tax: \$3,685.50

WARRANTY DEED

AFTER RECORDING MAIL TO:

Nicole M. Soltanzadeh, Esq.
The Law Office of Nicole M. Soltanzadeh,
LLC
20 N. Clark Street, Suite 3300,
Chicago, IL 60602

(Reserved for Recordors Use Only)

MAIL REAL ESTATE TAX BILL TO:

Jessica Watson, ~~Greg Watson and Margaret Watson~~
4941 N. Troy, Unit 3
Chicago, IL 60625

of Cook County
THE GRANTOR: Matthew Wendeln, an unmarried man, of **5770 N. Rogers Avenue, Chicago, IL 60646** for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to **Jessica Watson, a single woman ***, **Craig Watson, a married man of Warren County** and **Margaret Watson, a married woman, of Warren County ****, to have and to hold, 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*

SEE ATTACHED LEGAL DESCRIPTION

Commonly known as: 4941 N. Troy, Unit 3, Chicago, IL 60625
PIN: 13-12-310-037-1003

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

SUBJECT TO: (a) General real estate taxes not due and payable at the time of closing; (b) Special Assessments confirmed after Contract date; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Zoning laws and Ordinances; (e) Easements for public utilities; (f) Drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

CT 22 CNW 764695NB 1 of 2

Chicago Title

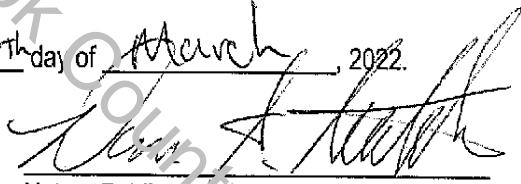
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DATED this 30th day of March, 2022.


Matthew Wendeln

STATE OF IL)
COUNTY OF Cook)SS

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **Matthew Wendeln**, 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 individually acknowledged that he signed and delivered the said 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 official seal this 30th day of March, 2022.


Notary Public

NAME AND ADDRESS OF PREPARER:

David Frank
Attorney at Law
1211 Landwehr Rd.
Northbrook, IL 60062



Property of Cook County Notary Public's Office

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LEGAL DESCRIPTION

Order No.: 22CNW764695NB

For APN/Parcel ID(s): 13-12-310-037-1003

PARCEL 1:

UNIT 3 IN THE BRIDGEWATERS OF RIVER PARK CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 7 IN BLOCK 1 IN THOMASSON'S RAVENSWOOD ADDITION TO CHICAGO BEING A SUBDIVISION OF THE EAST 1/2 OF BLOCKS 20 AND 29 IN JACKSON'S SUBDIVISION OF THE SOUTH EAST 1/4 OF SECTION 11 AND THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 98911739, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE 1-3 AND STORAGE ROOM 3, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 98911739.

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