

UNOFFICIAL COPY

Doc#: 2210901021 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/19/2022 06:20 AM Pg: 1 of 3

Dec ID 20220401678156
ST/CO Stamp 1-523-463-056 ST Tax \$612.50 CO Tax \$306.25
City Stamp 1-184-117-648 City Tax: \$6,431.25

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR (NAME AND ADDRESS)

Barbara E. Donaldson, as Trustee of the
Barbara E. Donaldson Living Trust dated
August 27, 1997
2842 W. Eastwood Avenue
Chicago, IL 60625

(The Above Space for Recorder's Use Only)

PT 22-80913 1/2

THE GRANTOR Barbara E. Donaldson, as Trustee of the Barbara E. Donaldson Living Trust dated August 27, 1997, widowed, of Chicago, IL 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 Eric Miller and Kelly Miller, _____*, 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:

* husband and wife, tenants by the entirety

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 13-13-111-015-0000

Property Address: 2842 W. Eastwood Avenue, Chicago, IL 60625

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.

PROPER TITLE, LLC

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Dated this 25 day of Mar, 2022.

Barbara E. Donaldson
Barbara E. Donaldson, as Trustee of the
Barbara E. Donaldson Living Trust dated August 27, 1997

)
STATE OF ILLINOIS

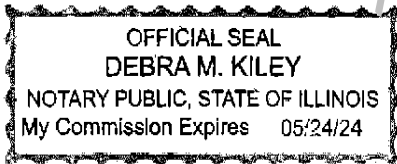
) SS,

COUNTY OF COOK

)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Barbara E. Donaldson 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 signed, sealed and delivered in the instrument as 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 25th day of Mar, 2022.



Debra M. Kiley
Notary Public

THIS INSTRUMENT PREPARED BY

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

MAIL TO:

~~Nicholas Ollero~~

ERIC MILLER
2842 W. EASTWOOD AVE
CHICAGO, IL 60625

SEND SUBSEQUENT TAX BILLS TO:

Eric Miller
2842 W. Eastwood Avenue
Chicago, IL 60625

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EXHIBIT A LEGAL DESCRIPTION

Lot 6 in Block 30 in the First Addition to Ravenswood Manor, being a Subdivision in the East 1/2 of the Northwest 1/4 and the West 1/2 of the Northeast 1/4 of Section 13, Township 40 North, Range 13, lying between the Sanitary District right of way and Fairfield and Manor Avenues, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office