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2221442040D

Doc# 2221442040 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/02/2022 02:30 PM PG: 1 OF 2

Warranty Deed
Statutory (ILLINOIS)
(Individual to Individual)

This document was prepared by:
Elizabeth M. Todorovic
Law Offices of Elizabeth M. Todorovic LLC
5419 N. Sheridan Road
Suite 110
Chicago, IL 60640

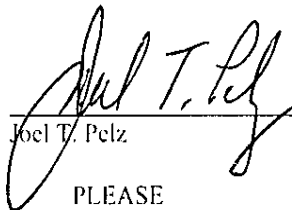
(The Above Space for Recorders Use Only)

THE GRANTOR, Joel T. Pelz and Wanda C. Pelz, husband and wife, of 1320 S. Plymouth Court, Chicago, IL 60605, for and in consideration of Ten and No/100 ----- (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to David A. Ford-Carther and Katrina Andrea Mattingly, husband and wife, of 1275 S. Prairie Avenue, #2109, Chicago, IL 60605, as Tenants by the Entireties, the following described Real Estate situated in the County of Cook, State of Illinois, to wit (see page 2 for legal description), hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois,* SUBJECT TO: (See page 2 for subject to).

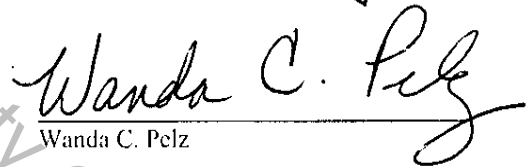
Permanent Index Number(s): 17-21-213-012-0000 and 17-21-213-050-0000

Address(es) of Real Estate: 1320 South Plymouth Court, Chicago, IL 60605-2717

DATED as of the 20 day of July, 2022



Joel T. Pelz (SEAL)




Wanda C. Pelz

PLEASE
PRINT OR
TYPE NAME(S)
BELOW
SIGNATURE(S)

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 Joel T. Pelz and Wanda C. Pelz, husband and wife, 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 the said 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 official seal, this 20 day of July, 2022


MARTA L. TIMOTHEE
OFFICIAL SEAL
Notary Public - State of Illinois
My Commission Expires
February 27, 2026

Notary Public
Commission expires: 2/27/26

*If Grantor is also Grantee you may strike Release and Waiver of Homestead Rights.

Chicago Title

2208A 939077LP R88 1082

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Legal Description
Of
1320 South Plymouth Court, Chicago, IL 60605


PARCEL 1:

LOT 11 IN MC LEAN RESUBDIVISION, BEING A SUBDIVISION OF' BLOCK 5 IN DEARBORN PARK UNIT NUMBER 2, BEING A SUBDIVISION OF' SUNDRY LOTS AND VACATED STREETS AND ALLEYS IN PART OF THE NORTHEAST 1/4 OF' SECTION 21, TOWNSHIP 39 NORTH, RANGE 14 EAST OF' THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:



THE EAST 12.0 FEET (EXCEPT THE SOUTH 17.0 FEET) OF LOT 12 IN MCLEAN RESUBDIVISION OF BLOCK 5 IN DEARBORN PARK UNIT NUMBER 2, BEING A RESUBDIVISION OF' SUNDRY LOTS AND VACATED STREETS AND ALLEYS IN PART OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, 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; general real estate taxes not yet due and payable at the time of Closing; terms and provisions of the Declaration of Condominium/Covenants, Conditions and Restrictions (Declaration/CCRs) and all amendments; public and utility easements including any easements established by or implied from the Declaration/CCRs or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Illinois Condominium Property Act and the Common Interest Community Association Act or other applicable state association law; and installments due after the date of Closing of assessments established pursuant to the Declaration/CCRs.

REAL ESTATE TRANSFER TAX		01-Aug-2022
	CHICAGO:	9,600.00
	CTA:	3,840.00
	TOTAL:	13,440.00 *

17-21-213-012-0000 | 20220701682435 | 0-568-851-536

* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		01-Aug-2022
	COUNTY:	640.00
	ILLINOIS:	1,280.00
	TOTAL:	1,920.00

17-21-213-012-0000 | 20220701682435 | 0-897-186-896

Mail to:

Katrina Mattingly
1320 S. Plymouth
Chicago IL 60605

SEND SUBSEQUENT TAX BILLS TO:

Katrina Mattingly
1320 South Plymouth Ct
Chicago IL 60605
(City, State and Zip)

Or: Recorder's Office Box No. _____