

UNOFFICIAL COPY

#85319

WARRANTY DEED
Illinois Statutory

Doc#: 2225107477 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/08/2022 11:52 AM Pg: 1 of 2

Mail to:

~~Faloon & Kenney, Ltd.
5 South 6th Avenue
La Grange IL 60525~~

Dec ID 20220801623404
ST/CO Stamp 0-580-991-568 ST Tax \$147.50 CO Tax \$73.75

Name & Address of Taxpayer:
Michael Wiiken
7349 Madison Street, Unit C
Forest Park IL 60130

RECORDER'S STAMP

The GRANTOR(S): **SOT2.LLC**, of the City of Chicago, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to, **Michael Wiiken** single man of 56 N. Wanda LaGrange IL 60525
all interest in the following described (and in the County of Cook, State of Illinois; to wit:

LEGAL DESCRIPTION

UNIT C TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE 7349 MADISON STREET CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0021028115 AS AMENDED FROM TIME TO TIME IN THE SOUTHEAST 1/4 OF SECTION 12 TOWNSHIP 39 NORTH RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY ILLINOIS ✓

PIN

15-12-433-050-1003 ✓

ADDRESS

7349 MADISON ST # C, FOREST PARK, IL 60130-1565 ✓

Conveyance and Warrant Subject to: General real estate taxes not due and payable at the time of Closing; 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, 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 ("Governing Law"), installments due after the date of Closing of general assessments established pursuant to the Declaration/CCRs.

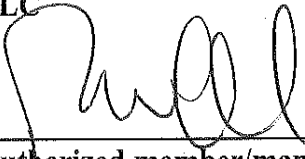
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

②

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Dated August 29, 2022

SOT2, LLC



BY: its authorized member/manager

STATE OF ILLINOIS }
 } ss
County of Cook }

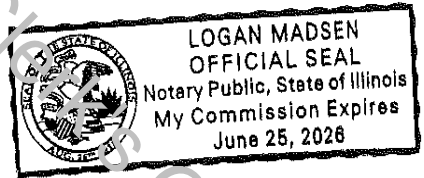
I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY THAT, Robert Oliver, as authorized trustee of member. personally know to me to be the same person whose names is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as 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 notarial seal, August 29 2022

WITNESS my hand and official seal.

Signature 

My Commission Expires 6/25/26



(Seal)

Prepared by:

OLIVER LAW LLC
4205 W. Irving Park Road
Chicago, IL 60641
(773) 853-2381

