

UNOFFICIAL COPY

Warranty Deed

Doc#. 2226346138 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/20/2022 12:35 PM Pg: 1 of 3

Dec ID 20220801698934
ST/CO Stamp 2-125-212-240 ST Tax \$1,535.00 CO Tax \$767.50
City Stamp 1-645-464-144 City Tax: \$16,117.50

22-855-18 / OF 2

THE GRANTORS, SCOTT A. WELCH AND KATHERINE J. WELCH, TRUSTEES OF THE KATHERINE J. WELCH LIVING TRUST, of the City of Glen Ellyn, DuPage County, Illinois, for and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid, CONVEY AND WARRANT to MATTHEW M. NOBARI and JUSTINE N. NOBARI, as Tenants by the Entirety of 610 Del Sol Drive, #437, San Diego, California, the following described Real Estate situated in the County of COOK and the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Permanent Real Estate Index Number: 14-31-401-052-0000

Address of Real Estate: 1912 W. CORTLAND STREET, CHICAGO, ILLINOIS 60622

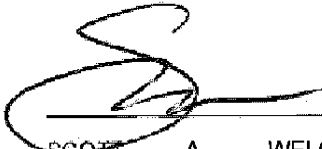
SUBJECT TO: Covenants, Conditions and restrictions of record, public and utility easements and roads and highways; and general real estate taxes for the year 2021 and 2022.

Hereby releasing and waiving all rights under and by virtue the homestead exemption laws of the State of Illinois.

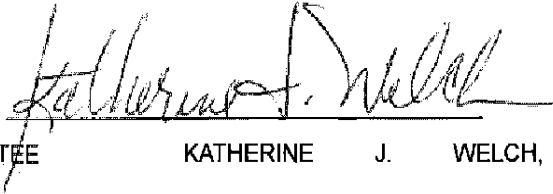
Proper Title, L.L.C.
1530 E. Dundee Road
Suite #250
Palatine, IL 60074

In Witness Whereof, said Grantors have caused their names to be signed to these presents on this 10th day of August, 2022.

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SCOTT A. WELCH, TRUSTEE
TRUSTEE



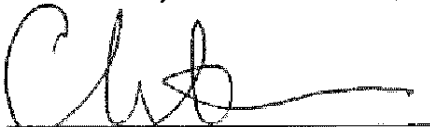
KATHERINE J. WELCH,

STATE OF ILLINOIS)

COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that SCOTT A. WELCH and KATHERINE J. WELCH, Trustees of the Katherine J. Welch Living Trust, are, are 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 and delivered the said instrument as their own 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 22nd day of August, 2022.



Notary Public



AFTER RECORDING, RETURN TO:

Siragusa Law
25 East Washington
Suite 700 Chicago IL
60602

Send subsequent tax bills to:

1912 W Cortland St
Chicago IL 60622

This Deed was prepared by: Winand & Loudenslagel Law Group LLC, 800 Waukegan Road, Suite 201, Glenview, Illinois 60025 (847.724.5151)

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Exhibit A

Lot 78 in Subdivision of Block 39 in Sheffield's addition to Chicago in Section 31, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office