

UNOFFICIAL COPY

Doc#: 2230842167 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/04/2022 12:13 PM Pg: 1 of 5

Dec ID 20221001663067
ST/CO Stamp 1-356-742-224 ST Tax \$13.50 CO Tax \$6.75
City Stamp 1-386-659-408 City Tax: \$141.75

PT22-87484 1/1

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR (NAME AND ADDRESS)

John Thomas Larson, heir at law and/or
legatee of Catherine Larson, deceased
31739 Norrid Circle
Warren, MI 48092; and
Eric Robert Larson, heir at law and/or
legatee of Catherine Larson, deceased
330 J. St., #609
San Diego, CA 92101

(The Above Space for Recorder's Use Only)

THE GRANTORS, John Thomas Larson, a married man, heir at law and/or legatee of Catherine Larson, deceased, of 31739 Norrid Circle, Warren, MI 48092, and Eric Robert Larson, a single man, heir at law and/or legatee of Catherine Larson, deceased, of 330 J. St., #609, San Diego, CA 92101, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to Mary Keough, a single woman, of 655 W. Irving Park Rd., Unit 4016 Chicago, IL 60613, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

LEGAL DESCRIPTION:

Unit number V-2 together with its undivided percentage interest in the common elements in The Park Place Tower I Condominium, as delineated and defined in the Declaration recorded as document no. 0011020878, as amended from time to time, in the Northwest 1/4 of Section 21, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number(s): 14-21-101-054-1802

Property Address: 655 W. Irving Park Dr., Unit V-2, Chicago, IL 60613

This is NOT Homestead Property.

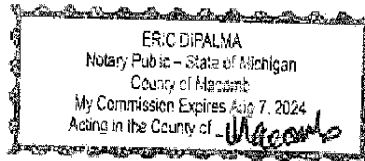
SUBJECT TO: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

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Dated this 5 day of Oct, 2022.

[Signature]
John Thomas Larson

STATE OF Michigan)
) SS,
COUNTY OF Macomb)



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT John Thomas Larson 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 he signed, sealed and delivered in the 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, this 5th day of Oct, 2022.

[Signature]
Notary Public

Dated this ____ day of ____, 2022.

Eric Robert Larson

STATE OF)
) SS,
COUNTY OF)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Eric Robert Larson 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 he signed, sealed and delivered in the 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, this ____ day of ____, 2022.

Notary Public

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ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego


On October 11th, 2022 before me Katheryn Garcia, Notary Public
(insert name and title of the officer)

personally appeared Eric Robert Larson
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)



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THIS INSTRUMENT PREPARED BY

Julia S. Bruce, Attorney at Law
Bruce Law Office, LLC
6430 N. Central Ave., Suite 206
Chicago, IL 60646

MAIL TO:

Mary Keough
655 W. Irving Park Dr., Unit 4016
Chicago, IL 60613

SEND SUBSEQUENT TAX BILLS TO:

Mary Keough
655 W. Irving Park Dr., Unit 4016
Chicago, IL 60613

Property of Cook County Clerk's Office