

UNOFFICIAL COPY

Doc#: 2302310236 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/23/2023 03:46 PM Pg: 1 of 3

WARRANTY DEED

AFTER RECORDING MAIL TO:

Dec ID 20221201620914
ST/CO Stamp 0-266-382-160 ST Tax \$525.00 CO Tax \$262.50
City Stamp 0-036-580-176 City Tax: \$5,512.50

(Reserved for Recorders Use Only)

MAIL REAL ESTATE TAX BILL TO:

Conor Mahlmann and Isabella Mary Louisa Mahlmann
2340 W. Wolfram St
Chicago, IL 60618

22COND735036NB

THE GRANTORS: George Mitchell and Juliana Mitchell f/k/a Juliana Klein, husband and wife, of 2340 W. Wolfram St., Chicago, IL 60618, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEY AND WARRANT to **Conor Mahlmann and Isabella Mary Louisa Mahlmann, husband and wife**, of *1234 W. Huron St Unit 2 Chicago IL 60642*, to have and to hold, as Tenants by the Entirety, following described Real Estate, situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Commonly known as: 2340 W. Wolfram St., Chicago, IL 60618
PIN: 14-30-116-043-0000

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.

UNOFFICIAL COPY

DATED this 11th day of January, 2023

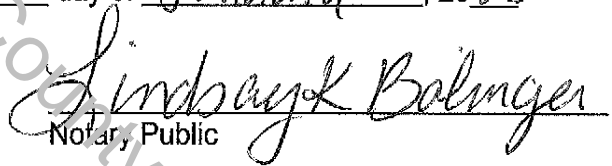

George Mitchell


Juliana Mitchell f/k/a Juliana Klein

STATE OF Ohio)
COUNTY OF Lucas)SS

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **George Mitchell and Juliana Mitchell f/k/a Juliana Klein**, 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 individually acknowledged that they signed 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 11th day of January, 2023


Notary Public

NAME AND ADDRESS OF PREPARER:

David Frank
Attorney at Law
3400 Dundee Rd., Suite 320
Northbrook, IL 60062

Lindsay Kay Bolinger
Notary Public, State of Ohio
My Commission Expires:
11-04-2024

Notary Public, State of Ohio
Clerk's Office

UNOFFICIAL COPY

Exhibit -A-

Property Address: 109 Pheasant Drive, Countryside, Illinois 60525

Property Index Number: 18-16-302-113-0000

Legally described as follows:

THE EASTERLY 10.46 OF LOT 25 AND 24 (EXCEPT THAT PART LYING SOUTH AND EAST OF A LINE DESCRIBED AS BEGINNING AT A POINT 7.80 FEET WEST (AS MEASURED ALONG SOUTHERLY LINE THEREOF) OF THE SOUTHEAST CORNER OF SAID LOT 24: THENCE NORTH 00 DEGREES 05 MINUTES 59 SECONDS EAST 41.72 FEET ALONG THE CENTERLINE OF THE COMMON WALL, THENCE SOUTH 89 DEGREES 42 MINUTES 48 SECONDS EAST .53 FEET; THENCE NORTH 00 DEGREES 05 MINUTES 59 SECONDS EAST 31.51 FEET ALONG THE BRICK FACE OF THE GARAGE AND THE SAID BRICK FACE EXTENDED NORTHERLY TO A POINT ON THE NORTH LINE OF SAID LOT 24, SAID POINT BEING 7.80 FEET WEST (AS MEASURED ALONG THE NORTHERLY LINE THEREOF) OF THE NORTHEAST CORNER OF SAID LOT IN COUNTRYSIDE MEADOWS, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED 12-30-86 AS DOC. 86626439 IN COOK COUNTY, ILLINOIS