

UNOFFICIAL COPY

Doc#: 2307606401 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/17/2023 02:01 PM Pg: 1 of 3

Dec ID 20230301670258
ST/CO Stamp 1-876-332-752 ST Tax \$145.00 CO Tax \$72.50
City Stamp 0-288-690-384 City Tax: \$1,522.50

WARRANTY DEED

THE GRANTOR, **FESTIVAL PROPERTIES LLC**, an Illinois limited liability company, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to **CORINNE WILLIAMS**, a unmarried person, of City of Chicago, County of Cook, State of Illinois, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

PARCEL 1:

A TRACT OF LAND COMPRISING PART OF THE SOUTHERLY HALF OF LOT 20 IN DIVISION 3 IN SOUTH SHORE SUBDIVISION OF THE NORTH FRACTIONAL HALF OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THE RESUBDIVISION OF LOTS IN WESTFALL'S SUBDIVISION OF THE EAST HALF OF THE SOUTHWEST QUARTER AND THE SOUTHEAST FRACTIONAL QUARTER OF SECTION 30, ALL IN TOWNSHIP 38 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF SAID SOUTHERLY HALF OF LOT 20, SAID POINT BEING 78 FEET 5 INCHES WESTERLY OF THE NORTHEASTERLY CORNER OF SAID SOUTHERLY HALF OF LOT 20; AND RUNNING THENCE EASTERLY ALONG SAID NORTHERLY LINE A DISTANCE OF 21 FEET; THENCE SOUTHERLY, A DISTANCE OF 41 FEET 8 INCHES TO A POINT ON THE NORTHERLY LINE OF THE SOUTHERLY 8 AND 1/3 FEET OF SAID LOT 20, SAID POINT BEING 58 FEET 4 INCHES WESTERLY OF THE NORTHEASTERLY CORNER OF SAID SOUTHERLY 8 AND 1/3 FEET OF LOT 20, THENCE WESTERLY ALONG SAID NORTHERLY LINE OF THE SOUTHERLY 3 AND 1/3 FEET A DISTANCE OF 21 FEET; THENCE NORTHERLY, A DISTANCE OF 41 FEET 8 INCHES TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION MADE BY LA SALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST NUMBER 31806, SAID DECLARATION REGISTERED ON OCTOBER 20, 1964 AS DOCUMENT LR2177971 AND AMENDED BY DOCUMENT LR3127584 AND AS CREATED BY TRUSTEE'S DEED TO JOAN WILLIAMS DATED OCTOBER 1, 1980 AND REGISTERED NOVEMBER 12, 1980 AS DOCUMENT LR3187901, IN COOK COUNTY, ILLINOIS.

PROPERTY ADDRESS: 7246 S Coles Ave Unit C
CHICAGO IL 60649

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SUBJECT TO: Covenants, conditions, restrictions of record, rights of way, easements, other encumbrances of record, and General real estate taxes for the years "2023" and subsequent tax years.

THIS IS NOT A HOMESTEAD PROPERTY.

Dated this February 24, 2023.

Mark Ted Skowron
FESTIVAL PROPERTIES LLC
Through Member
MARK TED SKOWRON

PROPERTY PIN: 21-30-106-039-0000

File in AT 230062
Also recording mail to:
Festival Props, LLC.
6442 N. Ashland Ave.
Chicago, IL 60631
Ph. 312-651-6070

1/2

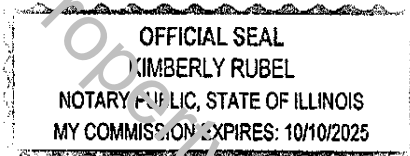
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STATE OF Illinois)
)
COUNTY OF Cook) SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **MARK TED SKOWRON**, personally known to me to be the same person/s whose name/s is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledge that they signed, sealed and delivered the said instrument as their free and voluntary act.

Given under my hand and official seal, this February 24, 2023.



Kimberly Rubel
(Notary Public)

Prepared by:

Raj P. Sanghvi
Sanghvi Law Group
29 E Madison St, Ste 1201
Chicago, IL 60602

Mail To:

Corinne A. Williams
1916 S. Paxton Ave
Chicago, IL 60649

Name and Address of Taxpayer:

Corinne A. Williams
1916 S. Paxton Avenue
Chicago, IL 60649

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