

# UNOFFICIAL COPY

(C) 2307933316

## WARRANTY DEED Illinois

Doc#: 2307933316 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 03/20/2023 01:14 PM Pg: 1 of 2

Dec ID 20230301676165  
ST/CO Stamp 1-484-878-032 ST Tax \$229.50 CO Tax \$114.75  
City Stamp 2-118-283-472 City Tax: \$2,409.75

Above Space for Recorder's Use Only

THE GRANTOR NICOLA CASSANO, married to \*SAMANTHA JEAN CASSANO, of Chicago, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, CONVEY and WARRANT to MITCHELL THOMAS KEHOE, a <sup>single man</sup>, of 6625 N. Northwest Highway, Unit 301, Chicago, Illinois 60631, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

UNIT 301 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN OLYMPIA PLACE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 94565359, LOCATED IN LOTS 15 AND 16 IN BLOCK 23 IN EDISON PARK IN SECTION 36, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

P.I.N.: 09-36-410-026-1006

c/k/a: 6625 N. Northwest Highway, Unit 301, Chicago, Illinois 60631

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Subject only 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; general real estate taxes not due and payable at the time of Closing; 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 Governing Law; installments due after the date of Closing of general assessments established pursuant to the Declaration/CCRs

[SIGNATURE PAGES TO FOLLOW]

# UNOFFICIAL COPY

Dated this 7 day of March, 2023

Nicola Cassano (SEAL)  
NICOLA CASSANO

Samantha J Cassano (SEAL)  
SAMANTHA JEAN CASSANO  
\*signing solely to waive any and all homestead rights she may have in the property

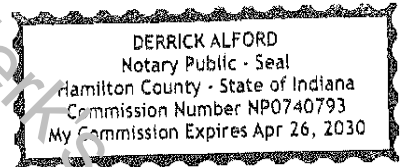
State of Illinois }  
                          }        ss  
County of Cook     }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that NICOLA CASSANO and SAMANTHA JEAN CASSANO, 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, sealed 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 7<sup>th</sup> day of March, 2023.

Derrick Alford  
NOTARY PUBLIC

My Commission Expires: April 26, 2030



This instrument was prepared by:  
John Mantas, Esq.  
MANTAS LAW, LLC  
1300 West Higgins Road  
Suite 310  
Park Ridge, Illinois 60068  
Phone: (847) 696-0900

**MAIL TO:**

DAQUAN LAW GROUP, LLC  
7126 N. LINCOLN AVENUE  
LINCOLNWOOD, IL 60712

**SEND SUBSEQUENT TAX BILLS TO:**

MITCHELL THOMAS WEADE  
6625 N. Northwest Hwy, Unit 301  
CHICAGO, IL 60631