

# UNOFFICIAL COPY

## WARRANTY DEED (Illinois)

THIS DEED is made as of the 19th day of April, 2023, by and between

Doc#. 2311429194 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 04/24/2023 04:01 PM Pg: 1 of 3

CHARLES OBENDORF, A WIDOWER AND  
TIMOTHY OBENDORF AND BECKY  
ODENDORF, HUSBAND AND WIFE  
("Grantor," whether one or more),

Dec ID 20230401699322  
ST/CO Stamp 1-749-884-112 ST Tax \$321.00 CO Tax \$160.50  
City Stamp 0-932-748-496 City Tax: \$3,370.50

and

MARY KATE MCCARTHY, *An unmarried woman*  
("Grantee," whether one or more).

FIRST AMERICAN TITLE  
FILE # AF1033577

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00), in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does WARRANT, COVENANT, AND CONVEY unto the Grantee, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

SEE ATTACHED LEGAL DESCRIPTION

COMMONLY KNOWN AS: 3113 WEST LAWRENCE AVE, C301 & P24, CHICAGO, IL 60625

PARCEL INDEX NUMBER (PIN): 13-~~33~~<sup>13</sup>-101-032-1015 & 13-13-101-032-1050

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainder, rents issues and profits hereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, his heirs and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, his heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: Covenants, conditions, restrictions of record, public and utility easements, provided that such exceptions do not impair Purchaser's intended use of the Unit of residential purposes, and general real estate taxes for the year 2022 and subsequent years.

IN WITNESS WHEREOF, said Grantor has caused its signature to be hereto affixed, and has caused its name to be signed to these presents, this 19th day of April, 2023.

*Charles Obendorf*

CHARLES OBENDORF

*Timothy Obendorf*

TIMOTHY OBENDORF

*Becky Obendorf*

BECKY ODENDORF

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Prepared by: Rosenthal Law Group, LLC, 3700 W Devon Ave, Lincolnwood, IL 60712

MAIL TO \_\_\_\_\_  
\_\_\_\_\_

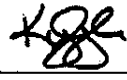
SEND SUBSEQUENT TAX BILLS TO: **MARY KATE MCCARTHY**  
3113 WEST LAWRENCE AVE, C301 & P24, CHICAGO, IL 60625

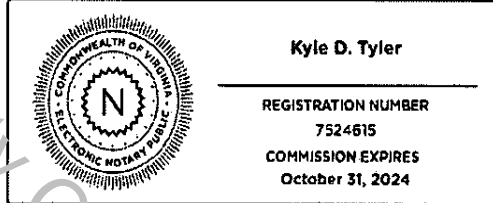
OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

State of Virginia )  
County of Loudoun ) SS

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that CHARLES OBENDORF and TIMOTHY OBENDORF, and BECKY ODENDORF 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, sealed and delivered said instrument as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 04/19/2023

Notary Public 



My Commission Expires: 10/31/2024

Notarized online using audio-video communication

Property of Loudoun County Clerk's Office

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## LEGAL DESCRIPTION

OF

3113 WEST LAWRENCE AVE, C301 & P24, CHICAGO, IL 60625

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PARCEL INDEX NUMBER (PIN): 13-~~33~~-101-032-1015 & 13-13-101-032-1050

PARCEL 1: UNIT C-301 IN 3111-17 W. LAWRENCE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 4 TO 7 INCLUSIVE IN BLOCK 35 IN THE NORTHWEST LAND ASSOCIATION SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE RIGHT OF WAY OF THE NORTHWESTERN ELEVATED RAILROAD COMPANY), IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AUGUST 27, 2002 AS DOCUMENT 20942365, AS AMENDED FROM TIME TO TIME TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: UNIT P-24 IN 3111-17 W. LAWRENCE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 4 TO 7 INCLUSIVE IN BLOCK 35 IN THE NORTHWEST LAND ASSOCIATION SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE RIGHT OF WAY OF THE NORTHWESTERN ELEVATED RAILROAD COMPANY), IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AUGUST 27, 2002 AS DOCUMENT 20942365, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.