

This Instrument Prepared By:
Nancy and Mark Farrell
4857 N Mobile Ave,
Chicago, IL 60630, USA

Return To:
Raymond and Geraldine O'Brien,
2900 N 77th Ave,
Elmwood Park, IL 60707

General Warranty Deed

THIS INDENTURE, made this 5th day of August, 2024, by and between Nancy L. Farrell and Mark J. Farrell, husband and wife, of 4857 N Mobile Ave, Chicago, IL 60630, (the "Grantor"), and Raymond G. and Geraldine A. O'Brien, husband and wife, to have and hold as joint tenants, of 2900 N 77th Ave, Elmwood Park, IL 60707, (the "Grantee").

WITNESSETH: that said Grantor, for and in consideration of the sum of \$10.00 Dollars, and other valuable considerations, lawful money of the United States of America, to the Grantee in hand paid by the Grantee, the receipt whereof is hereby acknowledged, remises and releases, with general warranty covenants, unto the Grantee, the Grantee's heirs and assigns forever, all the rights, title, interest and claim of the Grantor in and to the following described land in Pinellas County, Florida, to-wit:

Unit 1412-D, Woodside Village, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 4861, Page 1517, and as amended and plat thereof recorded in Condominium Plat Book 34, Pages 78 through 86, inclusive, and all amendments thereto, of the Public Records of Pinellas County, Florida, together with an undivided interest in the common elements appurtenant thereto.

Parcel Identification Number: 312916990810094124

To Have and to Hold the above described premises, with the appurtenances, unto the Grantee, the Grantee's heirs and assigns forever.

And the Grantor hereby covenants with the said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to the date of the transfer, reservations, restrictions and easements of record, if any.

IN WITNESS WHEREOF, Grantor has executed this deed under seal on the date aforesaid.

Signed in the presence of:

Sally Conneely 7024 W. Henderson
Chicago, IL 60634

Nancy L. Farrell
Nancy L. Farrell

Witness Print Name: Sally Conneely
Sally Conneely

Mark J. Farrell
Mark J. Farrell

Witness Print Name: Colman Conneely
7024 W. Henderson
Chicago, IL 60634

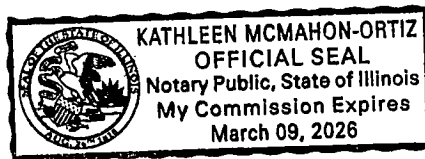
STATE OF ILLINOIS

COUNTY OF COOK

I, Kathleen McMahon-Ortiz, notary, certify that Nancy L. Farrell and Mark J. Farrell, personally known to me, or whose identity has been proven on the basis of satisfactory evidence, to be the same person(s) whose name are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 5th day of August, 2024.

Kathleen McMahon-Ortiz
Notary Public for the State of Illinois
(Seal)



My Commission Number: 341034
My Commission Expires: 3/29/2026