

UNOFFICIAL COPY

Saturn Title LLC
1412925

262



Doc#: 1428956025 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/16/2014 07:57 AM Pg: 1 of 3

**Warranty Deed
Statutory (Illinois)**

A married person

THE GRANTOR(S) *km?* JEANNETTE FLYNN, A SINGLE PERSON & SUZANNE MORENO, THE ONLY HEIRS TO THE ESTATE OF PATRICIA H. FLYNN, DECEASED AND DIVORCED., Estate of *km?* Particia H. Flynn, Divorced and Not since remarried and deceased, _____ of the City of _____, State of _____, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY AND WARRANT to **Brandon, LLC** An Illinois Limited Liability Corporation, _____ of *5041 N. Wilson Circle IL 60630*

- NOT AS TENANTS IN COMMON BUT AS JOINT TENANTS
- NOT AS JOINT TENANTS BUT AS TENANTS IN COMMON
- NOT AS JOINT TENANTS AND NOT AS TENANTS IN COMMON BUT AS TENANTS BY THE ENTIRETY

all interest in the following described real estate (together with any improvements thereon) (collectively, the "Property") situated in the County of Cook, State of Illinois, to wit:

See Attached Exhibit A

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

Subject, however, to the general taxes for the year of *2014* and thereafter, to all instruments, covenants, restrictions, conditions, exceptions and liens of record, and subject to the rights or claims of parties in possession under recorded leases, applicable zoning laws, ordinances, regulations or subdivision indentures, and any facts or exceptions which an accurate survey or inspection of the above described Property would show.

Permanent Index Number(s): 13-24-118-032-0000

Property Address: 3726 N. Whipple, Chicago, IL 60618

Dated this *10th* day of *Oct*, 20 *14*.

JEANNETTE FLYNN, A SINGLE PERSON & SUZANNE MORENO, THE ONLY HEIRS TO THE ESTATE OF PATRICIA H. FLYNN, DECEASED AND DIVORCED.

By *km?*
JEANNETTE FLYNN *km?*

"THIS IS NOT HOMESTEAD PROPERTY"

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By

Estate of Patricia H. Flynn, Divorced and
Not since remarried and deceased

[Signature]
By SUZANNE MORENO

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

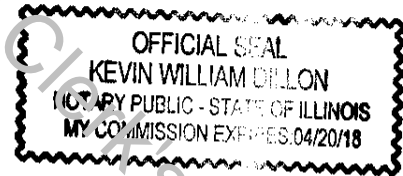
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that ~~JEANNETTE FLYNN~~, A SINGLE PERSON & SUZANNE MORENO, THE ONLY HEIRS TO THE ESTATE OF PATRICIA H. FLYNN, DECEASED AND DIVORCED., Estate of Patricia H. Flynn, Divorced and Not since remarried and deceased, 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 acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/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 notarial seal, this 19 day of Oct, 2014
[Signature]
Notary Public

My commission expires: _____

THIS DOCUMENT PREPARED BY:

Kevin William Dillon
6650 N. Northwest Highway, #300
Chicago, IL 60656-2106



MAIL TAX BILL TO:


Brandom, LLC An Illinois Limited Liability Corporation



*3726 N. Whipple
Chicago IL 60618*

MAIL RECORDED DEED TO:

Brandom, LLC An Illinois Limited Liability Corporation

*3726 N. Whipple
Chicago IL 60618*

REAL ESTATE TRANSFER TAX		15-Oct-2014
	CHICAGO:	1,650.00
	CTA:	660.00
	TOTAL:	2,310.00
13-24-118-032-0000 20141001635535 0-818-359-424		

REAL ESTATE TRANSFER TAX		15-Oct-2014
	COUNTY:	110.00
	ILLINOIS:	220.00
	TOTAL:	330.00
13-24-118-032-0000 20141001635535 0-870-313-088		

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EXHIBIT A

Legal Description: **THE NORTH 5 FEET OF LOT 34 AND THE SOUTH 22-1/2 FEET OF LOT 35 IN BLOCK 2 IN THE SUBDIVISION OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.**

Permanent Index Number(s): **13-24-118-032-0000**

Property Address: **3726 N. Whipple, Chicago, IL 60618**

Property of Cook County Clerk's Office