

# UNOFFICIAL COPY

**WARRANTY DEED  
ILLINOIS STATUTORY  
(Individual to Individual)**



**Doc#:** 1511910031 **Fee:** \$42.00  
**RHSP Fee:** \$9.00 **RPRF Fee:** \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/29/2015 11:42 AM Pg: 1 of 3

**Mail To:**

James E. Hussey, Esq.  
2122 N. Lakewood Ave.  
Chicago, IL 60614

**Send Subsequent Tax Bills To:**

Sean Murphy & Sophia Dias  
2041 W. Cortland St.  
Chicago, IL 60647

RECORDER'S STAMP

15ST0081USK 3004 UAF  
KSM18001SSI

THE GRANTORS, David R. Schellhase and Jeanine Thorpe, husband and wife, of the City of Chicago, State of Illinois, for and in consideration of Ten and no/100 DOLLARS, and other valuable consideration in hand paid,

CONVEY and WARRANT to Sean Murphy and Sophia Dias, husband and wife, of Chicago, Illinois, not as tenants in common nor as joint tenants but as TENANTS BY THE ENTIRETY, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

See Attached Exhibit "A"

SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; all special governmental taxes or assessments confirmed and unconfirmed; general real estate taxes for second installment 2014 and subsequent years; hereby releasing and waiving all rights under by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number: 14-31-315-011-0000 (2043 W. Cortland)  
14-31-315-012-0000 (2041 W. Cortland)

Property Address: 2041 W. Cortland Street, Chicago, Illinois 60647

**SIGNATURE PAGE FOLLOWS**

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Dated this 26 day of March, 2015.

[Signature]  
David R. Schellhase

[Signature]  
Jeanne Thorpe

STATE OF California  
COUNTY OF San Francisco )SS

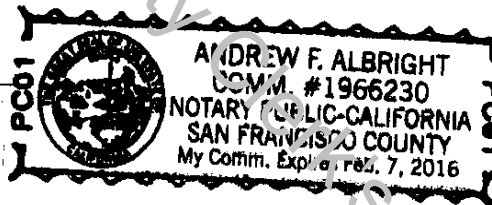
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that David R. Schellhase and Jeanine Thorpe 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 the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Subscribed and sworn to before me this 26<sup>th</sup> day of March, 2015.

[Signature]  
Notary Public

My Commission Expires: 2-7-2016



This instrument was prepared by:

Randall Boyer, Esq., 3223 Lake Avenue, Suite 15C-303, Wilmette, IL 60091  
(Name and Address)

**MAIL TO:**

James E. Hussey, Esq.  
2122 N. Lakewood Ave.  
Chicago, IL 60614

**SEND SUBSEQUENT TAX BILLS TO:**

Sean Murphy & Sophia Dias  
2041 W. Cortland St.  
Chicago, IL 60647

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## EXHIBIT "A" Legal Description

Lots 12 and 13 in block 9 in Pierce's addition to Holstein being a subdivision in the north 1/2 of the southwest 1/4 of Section 31, township 40 north, range 14 east of the Third Principal Meridian, in Cook County, Illinois.

### REAL ESTATE TRANSFER TAX 23-Apr-2015



COUNTY: 1,287.50

ILLINOIS: 2,575.00

TOTAL: 3,862.50

14-31-315-012-0000 | 20150401675165 | 0-989-668-736

### REAL ESTATE TRANSFER TAX 23-Apr-2015



CHICAGO: 9,312.50

CTA: 7,725.00

TOTAL: 27,037.50

14-31-315-012-0000 | 20150401675165 | 1-588-209-024

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ALTA Commitment (06/17/2006)

