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1518333062D

Doc#: 1518333062 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/02/2015 01:50 PM Pg: 1 of 2

WARRANTY DEED
ILLINOIS STATUTORY
INDIVIDUAL

First American Title
Order # 2647478

Preparer File: phelan
FATIC No.: 2647478

2437 W Cortez #2

THE GRANTOR(S) MICHAEL P. PHELAN and MARGARET M. PHELAN, husband and wife, of the City of Chicago, County of Cook, State of IL for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to CHARLES JOSEPH SHAPARD, III and AMY ELIZABETH SHAPARD, Husband and Wife, as tenants by the entirety, of City of Chicago, IL of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of IL, to wit:

LOT 37 IN ELLENWOOD'S RESUBDIVISION OF PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS ON JANUARY 4, 1917 AS DOCUMENT NO. 6023787 IN COOK COUNTY, ILLINOIS.

SUBJECT 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

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

Permanent Real Estate Index Number(s): 25-18-104-024-0000

Address(es) of Real Estate: 10356 S. Hamilton Ave.
Chicago, IL 60643

Dated this 29th day of May, 2015.

Michael P. Phelan

MICHAEL P. PHELAN

Margaret M. Phelan

MARGARET M. PHELAN

S Y
P 12
S N
SC ✓
INT ✓



First American
Title Insurance Company

Warranty Deed - Individual

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STATE OF ILLINOIS, COUNTY OF DUPAGE) SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT MICHAEL P. PHELAN and MARGARET M. PHELAN, personally known to me to be the same person(s) whose name(s) 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 29th day of May, 2015.



Thomas M. Walsh
Notary Public

Prepared by:
Thomas M. Walsh
Attorney at Law
5333 Main Street
Downers Grove, IL 60515

Mail to:

*Kevin Dillon 14 300
6650 W. NW Hwy
CRA IL 60631-1307*

Name and Address of Taxpayer:
Mr. and Mrs. Charles J. Shapard, III
10356 S. Hamilton Ave.
Chicago, IL 60643

REAL ESTATE TRANSFER TAX		20-Jun-2015
	CHICAGO:	3,037.50
	CTA:	1,215.00
	TOTAL:	4,252.50
25-18-104-024-0000 20150501690690 0-181-228-41		

REAL ESTATE TRANSFER TAX		26-Jun-2015
	COUNTY:	202.50
	ILLINOIS:	405.00
	TOTAL:	607.50
25-18-104-024-0000 20150501690690 0-473-387-904		

