



Doc#: 1521526017 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/03/2015 02:31 PM Pg: 1 of 3

**WARRANTY DEED
ILLINOIS STATUTORY**

THE GRANTOR (NAME AND ADDRESS)

Sean P. O'Brien and Angela D. O'Brien
1619 W. Rosehill Dr.
Chicago, IL 60660

(The Above Space for Recorder's Use Only)

THE GRANTORS Sean P. O'Brien and Angela D. O'Brien, husband and wife, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to Aaron Post, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

* A MARRIED MAN, AND THOMAS E. WELCH, A MARRIED MAN, NOT AS TENANTS
SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

IN COMMON AND NOT AS JOINT TENANTS BUT AS TENANTS BY THE ENTIRETY
Permanent Index Number(s): 14-06-408-047-0000

Property Address: 1619 W. Rosehill Dr., Chicago, IL 60660

FIRST AMERICAN
File # 2647858


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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; and general real estate taxes not sue 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.

Dated this 19th day of June, 2015.

 (Seal)
Sean P. O'Brien

 (Seal)
Angela D. O'Brien

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UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS,
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Sean P. O'Brien and Angela D. O'Brien, husband and wife, 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 in the 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 notarial seal, this 19th day of June, 2015.

Claudia Petropoulos

Notary Public



THIS INSTRUMENT PREPARED BY
Benjamin W. Wong & Associates
2615 N. Sheffield Ave.
Chicago, IL 60614

MAIL TO:

Jim Hamill, Jr.
200 W. Higgins Rd.
Suite 200
Schaumburg, IL 60195

SEND SUBSEQUENT TAX BILLS TO:

Aaron Post
1619 W. Rosehill Dr.
Chicago, IL 60660

REAL ESTATE TRANSFER TAX		21-Jul-2015
	CHICAGO:	6,637.50
	CTA:	2,655.00
	TOTAL:	9,292.50
14-06-408-047-0000 20150601696969 0-018-697-088		

REAL ESTATE TRANSFER TAX		21-Jul-2015
	COUNTY:	442.50
	ILLINOIS:	885.00
	TOTAL:	1,327.50
14-06-408-047-0000 20150601696969 0-014-064-512		

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EXHIBIT A LEGAL DESCRIPTION

PARCEL 1:

THE EAST 37.33 FEET OF THE WEST 149.33 FEET, LAYING NORTH OF THE NORTH LINE OF 12.00 FOOT EAST AND WEST PUBLIC ALLEY EXTENDED EAST, AS MEASURED PERPENDICULAR TO THE WEST LINE OF THAT TRACT OF LAND DESCRIBED AS FOLLOWS: THAT PART OF LOTS 2, 3, 6 AND 7 AND THE EAST 45 FEET LYING IMMEDIATELY EAST OF SAID LOTS 6 AND 7 IN THE TOWN OF CHITTENDEN IN SECTIONS 6 AND 7, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS AS SET FORTH IN PLAT OF SUBDIVISION RECORDED ON MAY 18, 1885 (ANTE FIRE). FALLING WITHIN THE FOLLOWING DESCRIBED TRACT: THE SOUTH 100.00 FEET OF THE NORTH 278.52 FEET OF THE EAST 246.95 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT ALLEYS AND THAT PART TAKEN FOR WIDENING OF NORTH CLARK STREET), IN COOK COUNTY, ILLINOIS.

ALSO, LOTS 1, 2, 3, 4 AND 5 (EXCEPT THAT PART TAKEN BY OR CONVEYED TO THE CITY OF CHICAGO FOR STREET PURPOSES) IN BLOCK 3 IN ASHLAND AVENUE AND CLARK STREET ADDITION TO EDGEWATER, BEING A SUBDIVISION IN PARTS OF SECTIONS 5 AND 6, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF THE PARCELS AFORESAID AS CREATED BY AND SET FORTH IN THE RESERVATION AND GRANT OF EASEMENT FOR INGRESS AND EGRESS AND FOR PUBLIC UTILITIES RECORDED AS DOCUMENT NUMBER 0414039061.