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Doc#: 1525426061 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/11/2015 04:09 PM Pg: 1 of 2

WARRANTY DEED

Return to:

Spaid Spaid & Jernst
33 N Dearborn #220
Chicago, IL 60622

Mail Tax Bills to:

DANIEL PALAY
1228 W. George Street
Chicago, IL 60657

THE GRANTOR, KEVIN PHELAN AND ANNE PHELAN, HUSBAND AND WIFE, of the County of COOK, State of ILLINOIS for and in consideration of TEN DOLLARS (\$10.00) in hand paid, CONVEYS AND WARRANTS to DANIEL PALAY AND KATHRYN PALAY of 2847 N. Halsted Avenue #201, Chicago, IL 60657 the following described real estate, which is situated in the County of COOK, State of Illinois, to wit:


LOT 88 IN THE SUBDIVISION OF BLOCK 8 IN THE SUBDIVISION OF THAT PART LYING NORTHEASTERLY OF THE CENTER LINE OF LINCOLN AVENUE OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The land is known as: 1228 West George Street Chicago, IL 60657
Permanent Index No. 14 29 123 026 0000


- SOLELY
- As Tenants in common
- NOT AS TENANTS IN COMMON BUT AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP
- NOT AS JOINT TENANTS BUT AS TENANTS BY THE ENTIRETY, THE GRANTEEES BEING HUSBAND AND WIFE OR PARTIES TO A REGISTERED CIVIL UNION,

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. **Subject to:** Covenants, conditions and restrictions of record; General Taxes for 2015, first installment, and subsequent years.

FIRST AMERICAN TITLE order # 26678936
10 F1

REAL ESTATE TRANSFER TAX	31-Aug-2015
 CHICAGO:	9,562.50
CTA:	3,825.00
TOTAL:	13,387.50

14-29-123-026-0000 | 20150801617867 | 0-792-770-432

REAL ESTATE TRANSFER TAX	31-Aug-2015
 COUNTY:	637.50
ILLINOIS:	1,275.00
TOTAL:	1,912.50

14-29-123-026-0000 | 20150801617867 | 0-120-272-768

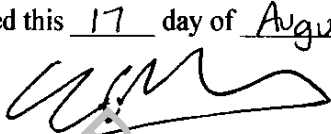
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P 2
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SC V
INT AB

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Warranty Deed, Page 2

TO HAVE AND TO HOLD the above granted premises unto the grantee forever.

Dated this 17 day of August, 2015.



KEVIN PHELAN



ANNE PHELAN

STATE OF ILLINOIS

COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that personally known to me to be the same persons whose names are:

KEVIN PHELAN AND ANNE PHELAN, HUSBAND AND WIFE,

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, waiving all homestead rights in said property.

Given under my hand and notarial seal, this 17 day of August, 2015.


NOTARY PUBLIC

Prepared by:
Bonnie M. Keating
Attorney at Law
6230 N. Leona Avenue
Chicago, IL 60646

