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Doc# 1629355011 Fee \$44.00

RHSP FEE:\$9.00RPRF FEE \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/19/2016 02:53 PM PG: 1 OF 4

WARRANTY DEED ILLINOIS STATUTORY

1 of 2
mail TO
Proper Title, LLC
180 N. LaSalle Ste. 1920
Chicago, IL 60601
Title-33244

(The Above Space for Recorder's Use Only)

THE GRANTORS Jennifer P. Hall and David Hall, a married couple, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, CONVEY AND WARRANT to

Patrick Edwards,

the following-described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 14-31-129-031-0000

Property Address: 2228 W. Dickens Ave, Chicago, IL 60647

SUBJECT TO: Covenants, conditions and restrictions of record, private and utility easements, general taxes for the year 2016 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

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

Dated this 14 day of Sept, 2016.

Jennifer P. Hall (Seal)
Jennifer P. Hall

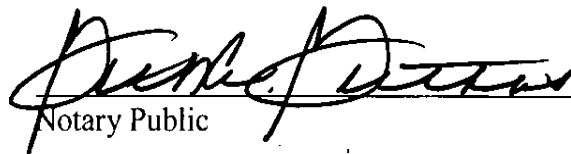
David Hall (Seal)
David Hall

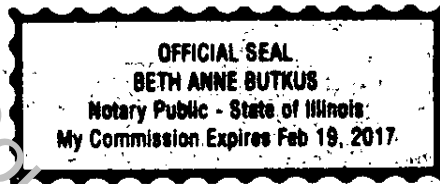
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STATE OF ILLINOIS)
) SS,
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Jennifer P. Hall and David Hall 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 14th day of September, 2016.


Notary Public




THIS INSTRUMENT PREPARED BY
Fogarty & Fugate LLC
1406 W. Chicago Ave.
Chicago, IL 60642

MAIL TO:

DANIEL T. FROMMEYER
DANIEL T. FROMMEYER, LTD.
400 EAST MAIN STREET
BARRINGTON, IL 60010

SEND SUBSEQUENT TAX BILLS TO:

Patrick Edwards
2228 W Dickens Ave
Chicago, IL 60647

REAL ESTATE TRANSFER TAX	28-Sep-2016
	CHICAGO: 6,637.50
	CTA: 2,655.00
	TOTAL: 9,292.50 *

14-31-129-031-0000 | 20160901662614 | 1-250-076-480

* Total does not include any applicable penalty or interest due.

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LEGAL DESCRIPTION

LOT 41 IN BLOCK 15 IN HOLSTEIN, A SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 2228 WEST DICKENS AVENUE, Chicago, Illinois 60647
Parcel ID(s): 14-31-129-031-0000

Property of Cook County Clerk's Office

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REAL ESTATE TRANSFER TAX

28-Sep-2016



COUNTY:	442.50
ILLINOIS:	885.00
TOTAL:	1,327.50

14-31-129-031-0000 | 20160901662614 | 0-619-390-784

Property of Cook County Clerk's Office