



Doc# 1701712039 Fee \$42.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/17/2017 01:56 PM PG: 1 OF 3

DOCUMENT PREPARED BY:

Kalpana S. Plomin
O'Rourke, Hogan, Fowler & Dwyer, LLC
Suite 3700, 10 South LaSalle Street
Chicago, Illinois 60603

**AFTER RECORDING RETURN TO
AND SEND ALL FUTURE TAX BILLS TO:**

Suzanne E. Murphy Living Trust
1834-4 South Calumet Avenue
Chicago, Illinois 60616

**FIRST AMERICAN TITLE
FILE #** 2812830 1/2

WARRANTY DEED

THE GRANTOR, HARBOR SIDE DEVELOPMENT, LLC, an Illinois limited liability company, for and in consideration of TEN DOLLARS (\$10.00) and other valuable consideration, hereby CONVEYS and WARRANTS to, the SUZANNE E. MURPHY LIVING TRUST, all of the Grantor's right, title and interest in and to the Real Estate, legally described on Exhibit A attached hereto, to wit:

* Dated December 26, 2002

Permanent Real Estate Index No.: Part of 17-22-309-041 Vol. No. 512

Address of Real Estate: 1834-4 South Calumet Avenue, Chicago, Illinois, 60616

This deed is subject only to if any: Covenants, conditions, and restrictions of record; building lines and easements; acts done by or suffered through Grantee; all special governmental taxes or assessments confirmed and unconfirmed; and general real estate taxes not yet due and payable at the time of closing.

[Signature Page Follows]

REAL ESTATE TRANSFER TAX	05-Jan-2017
CHICAGO:	8,741.25
CTA:	3,496.50
TOTAL:	12,237.75

17-22-309-041-0000 | 20161201690138 | 0-203-946-176

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

REAL ESTATE TRANSFER TAX	05-Jan-2017
COUNTY:	582.75
ILLINOIS:	1,165.50
TOTAL:	1,748.25

17-22-309-041-0000 | 20161201690138 | 0-583-214-272

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IN WITNESS WHEREOF, the undersigned has executed and delivered this WARRANTY DEED as of the date set forth below.

HARBOR SIDE DEVELOPMENT, LLC

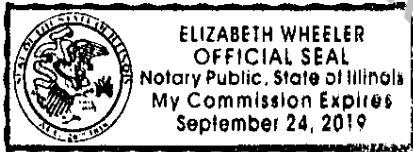
By: *Kevin Flaherty*
Name: *Kevin Flaherty*
Title: *member*

State of Illinois)
County of Cook) Acknowledgment

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that *KEVIN FLAHERTY*, the *MEMBER* of **HARBOR SIDE DEVELOPMENT, LLC**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this *9th* day of *December, 2016*.

[SEAL]



Elizabeth Wheeler

NOTARY PUBLIC

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

Legal Description: THAT PART OF LOT 1 LYING EAST OF ALLEY AND WEST OF CALUMET AVENUE (EXCEPT THE SOUTH 30 FEET AND EXCEPT THE NORTH 16 FEET) IN BLOCK 5 IN WILLIAM JONES' ADDITION TO CHICAGO, A SUBDIVISION OF PART OF ASSESSORS DIVISION OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, SAID PARCEL MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE PART OF LOT 1 DESCRIBED ABOVE; THENCE EAST 62.34 FEET ALONG THE NORTH LINE OF SAID PART OF LOT 1; THENCE SOUTH, ALONG THE LINE FORMING A CLOCKWISE ANGLE OF 90 DEGREES, 14 SECONDS, 03 MINUTES WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 54.58 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH, ALONG THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 18.23 FEET TO A POINT ON THE SOUTH LINE OF AFORESAID PART OF LOT 1; THENCE WEST ALONG SAID SOUTH LINE, A DISTANCE 62.34 FEET TO THE SOUTHWEST CORNER OF AFORESAID PART OF LOT 1; THENCE NORTH ALONG WEST LINE OF SAID PART OF LOT 1, A DISTANCE OF 18.08 FEET; THENCE EAST, A DISTANCE OF 62.34 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 17-22-309-041-0000 Vol. 0512

Property Address: 1834-4 South Calumet Avenue, Chicago, Illinois 60616

Property of Cook County Clerk's Office