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Doc# 1718101020 Fee \$46.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/30/2017 11:23 AM PG: 1 OF 5

FOR PURPOSES OF RECORDING THIS INSTRUMENT PREPARED BY:

Jennifer L. Worstell, Esq.
Natarajan Worstell LLC
33 N. LaSalle Street, Suite 1930
Chicago, IL 60602-2617

~~MAIL TO:~~

Michael Cassidy and Elizabeth Radichel
4830 N. California Avenue
Chicago, IL 60625-3624

SEND TAX BILLS TO:

Michael Cassidy and Elizabeth Radichel
4830 N. California Avenue
Chicago, IL 60625-3624

WARRANTY DEED

THE GRANTOR, SAMUEL FREEMAN, a never married man, for and in consideration of TEN AND NO/100 DOLLARS, and other good and valuable consideration in hand paid, hereby CONVEYS and WARRANTS to MICHAEL CASSIDY and ELIZABETH RADICHEL, GRANTEES, not as ^{joint} tenants nor as tenants in common, but as tenants by the entirety, of 1937 N. Hoyne Ave., Chicago, Illinois, the following described real estate situated in the County of Cook in the State of Illinois to wit:

**Husband and wife*

See Exhibit A attached hereto.

COMMONLY KNOWN AS: 4830 N. California Avenue, Chicago, IL 60625-3624
PIN: 13-12-320-014-0000

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

TO HAVE AND TO HOLD said premises forever.

Subject to: (i) general real estate taxes not due and payable at the time of closing; (ii) covenants, conditions and restrictions of record which do not impair Grantees' use and enjoyment of the Property as a single family residence and which do not provide for forfeiture or reversion in the event of a breach; and (iii) building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate.

1/2 mail to
Proper Title, LLC
180 N. LaSalle Ste. 1920
Chicago, IL 60601
PT17-41532

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EXHIBIT A

LEGAL DESCRIPTION:

LOT 14 IN THE SUBDIVISION OF THAT PART OF BLOCKS 17 AND 32 IN JACKSON'S SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 11 AND THE SOUTHWEST 1/4 OF SECTION 12, ALL IN TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF A LINE PARALLEL TO AND 798.56 FEET NORTH OF THE SOUTH LINE OF SOUTH LINE OF SOUTHWEST 1/4 OF SAID SECTION 12 AND WEST OF A LINE 33 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID BLOCKS 12 AND 32 IN JACKSON'S SUBDIVISION AND EAST OF THE EASTERLY LINE OF RIGHT OF WAY OF THE JACKSON'S SUBDIVISION AND EAST OF THE EASTERLY LINE OF THE RIGHT OF WAY OF THE SANITARY DISTRICT OF CHICAGO, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 4830 N. California Avenue, Chicago, IL 60625-3624

P.I.N.: 13-12-320-014-0000

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REAL ESTATE TRANSFER TAX

19-Jun-2017



CHICAGO:

4,725.00

ETA:

1,890.00

TOTAL:

6,615.00*

13-12-320-014-0000 | 20170601666947 | 0-956-286-400

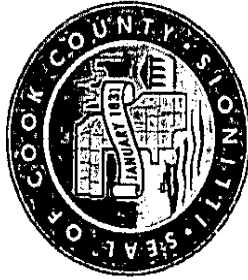
* Total does not include any applicable penalty or interest due

Property of Cook County Clerk's Office

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REAL ESTATE TRANSFER TAX

19-Jun-2017



COUNTY:
ILLINOIS:
TOTAL:

315.00
630.00
945.00

13-12-320-014-0000

20170601666947

0-083-871-168

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