UNOFFICIAL COPY

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

o, IL 60602-2617 DATE

MAIL TO:

Michael Cassidy and Elizabeth Radichel 4830 N. California Avenue Chicago, I¹ 67625-3624

SEND TAX BULS TO:

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

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

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 tenants not 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, H. 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.

MOUITO
Proper Title, LLC
180 N. Lasalle Ste. 1920
Chicago, IL 60601
PTI7-41532



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UNOFFICIAL CC

DATED this 6 day of Jone , 2017.
GRANTØR:
Cha
Samuel Freeman

State of Nath (AROLINA)

SS

County of Wiscours Book)

The undersigned, a Notary Public in and for said County, in the State aforesaid, **DOES HEREBY CERTIFY** that **SAMUEL FREEMAN**, 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, including the release and waiver of the right of homestead.

Given under my hand and official scal, this 6 day of Jones, 20

Henry Morales NOTARY PUBLIC Mecklenburg County, NC Notary Public CXP 9/9

Clart's Office

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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 AY RIGHT LINOIS.

830 N. California Av

13 12-320-014-0000 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 CCCX COUNTY, ILLINOIS.

COMMONLY KNOWN AS:

P.I.N.:

6,615.00፮

REAL ESTATE TRANSFER TAX

CHICAGO:

19-Jun-2017<mark>Z</mark>

4,725.00 T

1,890.00

STA:

GOTAL:

0-956-286-400

* Total does not include any applicable penalty or interest du 13-12-320-014-0000 20170601666947

Office.

945.0<mark>6</mark>

630.00

REAL ESTATE TRANSFER TAX

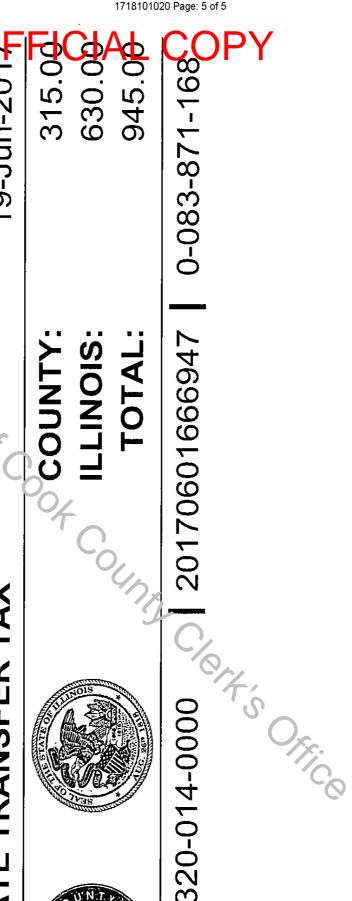
19-Jun-201

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315.0







13-12-320-014-0000