

UNOFFICIAL COPY



1718810097D

WARRANTY DEED

Doc# 1718810097 Fee \$42.00

MAIL TO:

Colleen McMahon *Healy*
Attorney at Law
7447 W Howard St
Chicago, IL 60631

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 07/07/2017 02:43 PM PG: 1 OF 3

SEND SUBSEQUENT TAX BILLS TO:

Colleen Healy
7447 W. Howard St.
Chicago IL 60631

FIRST AMERICAN TITLE
FILE # *2909215 1/1*

GRANTOR, **Michael Hehghan**, a never married man, of 4717 N Sayre, Harwood Hts, in the County of Cook in the State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to the GRANTEE, **6321 N Canfield LLC**, an Illinois corporation, of 7447 W Howard St., Chicago, in the County of Cook, in the State of Illinois, in fee simple, the following described real estate:

THE SOUTH 38 FEET OF THE NORTH 76 FEET (EXCEPT STREET AND EXCEPT THE EAST 240 FEET) OF THAT PART OF THE NORTHWEST QUARTER (1/4) OF SECTION 1, TOWNSHIP 40 NORTH, RANGE 12, LYING EAST OF THE CENTER LINE OF RIDGELAWN AVENUE (NOW CALLED NORTH CANFIELD AVENUE) LYING WEST OF A LINE PARALLEL TO AND 993.49 FEET WEST OF THE EAST LINE OF SAID NORTHWEST QUARTER (1/4) AS MEASURED PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER (1/4); AND LYING BETWEEN THE SOUTH LINE OF WEST HORTENSE AVENUE AND THE NORTH LINE OF WEST PALATINE AVENUE AS SAID WEST HORTENSE AVENUE AND SAID WEST PALATINE AVENUE WERE DEDICATED BY QUIT CLAIM DEED TO CITY OF CHICAGO DATED FEBRUARY 2ND, 1937 AND RECORDED AS DOCUMENT NUMBER 12160602, IN COOK COUNTY, ILLINOIS.

Permanent Index No(s): 12-01-105-014-0000

Property Address: 6321 N Canfield Ave., Chicago, IL 60631

SUBJECT TO: (1) General real estate taxes for the year 2016 and subsequent years. (2) Covenants, conditions and restrictions of record. (3) Homestead Exemption Laws of the State of Illinois.

DATED this *27th* day of *June*, 2017.

Michael Hehghan

Michael Hehghan

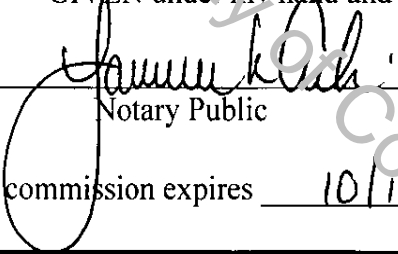
S
P
S
SC
INT

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS.
COUNTY OF DuPage)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Michael Heneghan, a never married man, 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 seal, this 27th day of June, 2017.




Notary Public



My commission expires 10/16, 2018.



This instrument was prepared by Navreet Kaur Heneghan, Esq., 402 S. Ahrens Ave, Lombard, IL 60148.

REAL ESTATE TRANSFER TAX		05-Jul-2017
	CHICAGO:	1,350.00
	CTA:	540.00
	TOTAL:	1,890.00 *

12-01-105-014-0000 | 20170601680108 | 2-010-355-136
* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		05-Jul-2017
	COUNTY:	90.00
	ILLINOIS:	180.00
	TOTAL:	270.00

12-01-105-014-0000 | 20170601680108 | 1-071-375-808

UNOFFICIAL COPY

LEGAL DESCRIPTION

Legal Description: THE SOUTH 38 FEET OF THE NORTH 76 FEET (EXCEPT STREET AND EXCEPT THE EAST 240 FEET) OF THAT PART OF THE NORTHWEST QUARTER (1/4) OF SECTION 1, TOWNSHIP 40 NORTH, RANGE 12, LYING EAST OF THE CENTER LINE OF RIDGELAWN AVENUE (NOW CALLED NORTH CANFIELD AVENUE) LYING WEST OF A LINE PARALLEL TO AND 993.49 FEET WEST OF THE EAST LINE OF SAID NORTHWEST QUARTER (1/4) AS MEASURED PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER (1/4); AND LYING BETWEEN THE SOUTH LINE OF WEST HORTENSE AVENUE AND THE NORTH LINE OF WEST PALATINE AVENUE AS SAID WEST HORTENSE AVENUE AND SAID WEST PALATINE AVENUE WERE DEDICATED BY QUIT CLAIM DEED TO CITY OF CHICAGO DATED FEBRUARY 2ND, 1937 AND RECORDED AS DOCUMENT NUMBER 12160602, IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 12-01-105-014-0000 Vol. 0309

Property Address: 6321 North Canfield Avenue, Chicago, Illinois 60631

Property of Cook County Clerk's Office