

WARRANTY DEED

UNOFFICIAL COPY



Doc# 1733212029 Fee \$40.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/28/2017 10:20 AM PG: 1 OF 2

170253001856

THE GRANTOR, Michael J. Conroy, a single man, of 4741, West Grace Street, Chicago, Illinois, for and in consideration of TEN DOLLARS (\$10.00), in hand paid, and other good and valuable consideration, CONVEYS and WARRANTS to Catherine Brennan, an unmarried woman, and Diego DiFiori, an unmarried man, of 4628 West Grace, Chicago, Illinois, not as tenants in common and not as tenants by the entirety, but as JOINT TENANTS, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO: covenants, conditions restrictions of record; building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate, and general real estate taxes not due and payable at the time of closing.

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 not in tenancy in common, not in tenancy by the entirety, but in joint tenancy forever.

Address of Real Estate: 4741 West Grace Street, Chicago, Illinois, 60641

Permanent Real Estate Index Number: 13-22-112-013-0000

DATED this 13th day of November, 2017

Signature of Michael J. Conroy, MICHAEL J. CONROY

State of Illinois)
County of Cook)

ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Michael J. Conroy, 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 release and waiver of the right of homestead.

Given under my hand and official seal, this 13th day of November, 2017.



Signature of Notary Public, NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY: Robert G. Guzaldo, Guzaldo Law Offices, 6650 North Northwest Highway, Suite 300, Chicago, Illinois 60631; 773/467-0800

AFTER RECORDING, MAIL TO: Kimberly S. Freeland, Esq. 806 N. Peoria Street Chicago, Illinois 60642

SEND SUBSEQUENT TAX BILLS TO: Catherine Brennan & Diego DiFiori 4741 West Grace Street Chicago, Illinois 60641

Table with REAL ESTATE TRANSFER TAX, CHICAGO: 1,500.00, CTA: 600.00, TOTAL: 2,100.00 *

Attorneys' Title Guaranty Fund, Inc. 1 S. Wacker Dr., Ste. 2400 Chicago, IL 60606-4650 Attn: Search Department

Vertical stamp: SC, P, S, SC, INT with handwritten marks

13-22-112-013-0000 | 20171001642979 | 1-224-998-848 * Total does not include any applicable penalty or interest due.

Table with REAL ESTATE TRANSFER TAX, COUNTY: 100.00, ILLINOIS: 200.00, TOTAL: 300.00

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LEGAL DESCRIPTION

LOT 16 AND THE EAST HALF OF LOT 17 IN BLOCK 4 OF GROSS'S MILWAUKEE AVENUE ADDITION IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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Permanent Real Estate Index Number: 13-22-112-013-0000

Property of Cook County Clerk's Office

Warranty Deed
INDIVIDUAL TO INDIVIDUAL

4741 West Grace Street
Chicago, Illinois 60641

Michael J. Conroy
to
Catherine Brennan
Diego DiFiori