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16208595

WARRANTY DEED



1734946457D

Doc# 1734946457 Fee \$40.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/15/2017 03:36 PM PG: 1 OF 2

THE GRANTOR(S)

(The space above for Recorder's use only)

James Stephen O'Shea, Jr. ^{a married man} of the Village of Romeoville, County of Will, State of IL, for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, **CONVEYS** and **WARRANTS** to Peter G. Ellis, Victoria L. Ellis, and George P. Ellis not in Tenancy in Common, but in **JOINT TENANCY** in the following described Real Estate situated in Cook County, Illinois, commonly known as 9605 S. Keeler Ave, Oak Lawn, IL 60453, legally described as:

LOTS 37 AND 38 IN BLOCK 4 OF BRIGGS AND COMPANY'S CRAWFORD GARDENS FIRST ADDITION IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; existing leases and tenancies; unconfirmed special governmental taxes or assessments for improvements not yet completed; and general real estate taxes for 2017 and subsequent years.

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 but in **JOINT TENANCY** forever.

*****This is not homestead property to James O'Shea.*****

Permanent Index Number (PIN): 24-10-209-003-0000 and 24-10-209-004-0000
Address(es) of Real Estate: 9605 S. Keeler Ave, Oak Lawn, IL 60453

Dated this 8th day of December, 2017

James Stephen O'Shea, Jr. (SEAL)

Office
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STATE OF ILLINOIS)

)ss.

COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that James Stephen O'Shea, Jr. personally known to me to be the same person whose name is subscribed in 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 8th day of December, 2017

Karen Hummerich

NOTARY PUBLIC

Commission expires 11-17-21



Village of Oak Lawn Real Estate Transfer Tax \$1,000 02049

Village of Oak Lawn Real Estate Transfer Tax \$50 03925

Village of Oak Lawn Real Estate Transfer Tax \$10 01881

Village of Oak Lawn Real Estate Transfer Tax \$300 03228

Village of Oak Lawn Real Estate Transfer Tax \$25 03095

This instrument was prepared by: Di Giacomo & Somers, L.L.C. Attorneys' at Law, 191 Waukegan Road, Suite 104, Northfield, IL 60093

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

Peter G. Ellis, Victoria L. Ellis, and George P. Ellis
9605 S. Keeler Ave
Oak Lawn, IL 60453

Peter G. Ellis, Victoria L. Ellis, and George P. Ellis
9605 S. Keeler Ave
Oak Lawn, IL 60453

REAL ESTATE TRANSFER TAX

11-Dec-2017



COUNTY: 138.50
ILLINOIS: 277.00
TOTAL: 415.50

24-10-209-003-0000

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