

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED



Doc# 1806634091 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/07/2018 02:05 PM PG: 1 OF 3

1787868 1/2

Old Republic Title  
9601 Southwest Highway  
Oak Lawn, IL 60453

Above Space for Recorder's Use Only

**THE GRANTOR, KIRKLAND FINANCIAL, LLC**, a Tennessee limited liability company with a business address of 3000 Business Park Circle, Suite 500, Goodlettsville, Tennessee, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, CONVEYS to Sean J. Walsh and Kulvinder Kaur, husband and wife, as Tenants by the Entirety, with an address of 1214 W Hubbard St, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A

Permanent Real Estate Index Number: 17-07-210-018-0000

Address of Real Estate: 1717 West Huron Street, Chicago, Illinois 60622

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

Grantor covenants that it has not done or suffered to be done anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited.

TO HAVE AND TO HOLD as Tenants by the Entirety forever.

DATED this 20th day of February, 2018

S Y  
P 3  
S N  
SC Y  
INT AR


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REAL ESTATE TRANSFER TAX		06-Mar-2018
CHICAGO:		7,275.00
CTA:		2,910.00
TOTAL:		10,185.00 *

17-07-210-018-0000 | 20180201699173 | 0-886-223-904

\* Total does not include any applicable penalty or interest due.

KIRKLAND FINANCIAL, LLC

BY:   
 MARK A. DAVIS, VICE PRESIDENT


REAL ESTATE TRANSFER TAX		07-Mar-2018
COUNTY:		485.00
ILLINOIS:		970.00
TOTAL:		1,455.00

17-07-210-018-0000 | 20180201699173 | 0-805-733-920

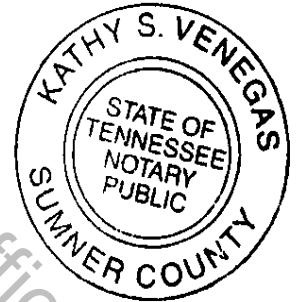
STATE OF TENNESSEE )  
 ) SS.  
 COUNTY OF SUMNER )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that MARK A. DAVIS personally known to me to be the Vice President of Kirkland Financial, LLC, a Tennessee limited liability company, and 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.

Given under my hand and official seal, this 20th day of February, 2018.

  
 \_\_\_\_\_  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES: 11/18/19

This instrument was prepared by: Karyn R. Vanderwarren, Esq.  
 120 E. Ogden Avenue, Suite 124  
 Hinsdale, IL 60521



MAIL TO:  
Stephanie Orzoff  
Lewit + Lipshutz  
1120 W. Belmont  
Chicago, IL 60654

SEND SUBSEQUENT TAX BILLS TO:  
Sean Walsh  
1717 W. Huron Street  
Chicago, IL 60622

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## LEGAL DESCRIPTION

THE EAST 21 FEET OF LOT 7 AND THE WEST 9-3/10 FEET OF LOT 6 IN HUNT'S SUBDIVISION OF BLOCK 15 IN CANAL TRUSTEES SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address commonly known as:

1717 W Huron St  
Chicago, IL 60622

PIN#: 17-07-210-018-0000

Property of Cook County Clerk's Office