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1809555195D

Doc# 1809555195 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/05/2018 01:57 PM PG: 1 OF 3

WARRANTY DEED

~~TENANCY BY THE ENTIRETY~~

Statutory (Illinois)
(Individual to Individual)

Above Space for Recorder's Use Only

MS-4323262

THE GRANTOR(S) Brian C. Flynn An unmarried person of the village/city of Chicago, County of Cook, State of IL, for and in consideration of Ten and no/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, CONVEY(S) and WARRANT(S) to Kathleen McCann

1647 West Farwell Avenue, Unit 1D, Chicago, IL 60626

~~HAVE AND TO HOLD said premises as husband and wife, not as Tenants in Common, but as TENANTS BY THE ENTIRETY, the following described Real Estate situated in the County of Cook in the state of Illinois, to wit:~~

LEGAL DESCRIPTION ATTACHED AND MADE A PART HEREOF

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 as husband and wife, not as Joint Tenants, not as Tenants in Common but as ~~TENANTS BY THE ENTIRETY~~ forever.

SUBJECT TO: General taxes for 2017 and subsequent years and (SEE ATTACHED)

Permanent Real Estate Index Number(s): 11-31-226-033-1004 and 11-31-226-033-1013

Address(es) of Real Estate: 1647 West Farwell Avenue, Unit 1D, Chicago, IL 60626

Dated this 15th day of March, 2018

Brian C. Flynn by Morreale Real Estate Services, Inc. by *Linda Freeman* (SEAL)
Attorney in fact

(SEAL)

Brian C. Flynn by Morreale Real Estate

Services, Inc. by Linda Freeman, Attorney in

Fact

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LEGAL DESCRIPTION

UNIT 1D AND PARKING UNIT P1 IN PINE TREE II CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THE EAST 12.45 FEET EXCEPT THE NORTH 35 FEET OF LOT 25 AND THE WEST 40 FEET OF LOT 26 IN BLOCK 43 IN ROGERS PARK, BEING A SUBDIVISION OF THE NORTHEAST 1/4 AND THAT PART OF THE NORTHWEST 1/4 LYING EAST OF RIDGE ROAD OF SECTION 31; ALSO THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 32 ALSO ALL OF SECTION 30 LYING SOUTH OF THE INDIAN BOUNDARY LINE, ALL IN TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 21, 2002 AS DOCUMENT NUMBER 0020575891, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Property of Cook County Clerk's Office

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REAL ESTATE TRANSFER TAX		28-Mar-2018
COUNTY:		64.00
ILLINOIS:		128.00
TOTAL:		192.00

11-31-226-033-1004 | 20180301626844 | 0-314-080-800

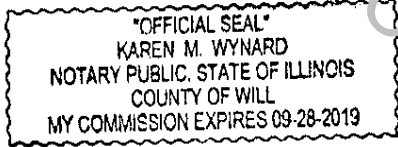
REAL ESTATE TRANSFER TAX		28-Mar-2018
CHICAGO:		960.00
CTA:		384.00
TOTAL:		1,344.00

11-31-226-033-1004 | 20180301626844 | 0-953-650-720

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

✓ State of Illinois, County of DuPage ss. I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that Linda Freeman, Attorney in fact for Brian C. Flynn An unmarried person personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

IMPRESS SEAL HERE



Given under my hand and official seal, this 15th day of March, 2018

Commission expires 9-28-2019
Karen M. Wynard
NOTARY PUBLIC

This instrument was prepared by: JOAN M. BRADY, 449 TAFT AVENUE, GLEN ELLEN, ILLINOIS 60137

MAIL TO:

Kathleen McCann
(Name)

1647 W. Farwell # 1D
(Address)

Chicago, IL 60626
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

KATHLEEN MCCANN
(Name)

1647 W Farwell # 1D
(Address)

CHICAGO IL 60626
(City, State and Zip)