

729906 1/2

UNOFFICIAL COPY

WARRANTY DEED (Illinois)

THIS DEED is made as of the 30 day of May, 2018, by and between



Doc# 1816616093 Fee \$44.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/15/2018 02:50 PM PG: 1 OF 4

SHANNON A. KENNEDY K/N/A
SHANNON A. KENNEDY-DEEGAN,
MARRIED TO DOUGLAS DEEGAN
THIS IS NON HOMESTEAD TO DOUGLAS
DEEGAN

("Grantor," whether one or more),

and

MICHAEL BARBER, A SINGLE MAN
123 S. GREEN ST., #1205B
CHICAGO, IL 60607

("Grantee," whether one or more).

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00), in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does WARRANT, COVENANT, AND CONVEY unto the Grantee, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of COOK and State of Illinois known and described as follows, to wit:

PARCEL ONE:

Unit No. 4818-4, together with its undivided percentage interest in the common elements in the 4812-30 Hoyne Condominium as delineated and defined in the Declaration recorded as Document no. 0617234091, as amended from time to time, in the Southeast Quarter of the Southwest Quarter of Section 7, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

PARCEL TWO:

The exclusive right to the use of G-9, limited common element ("LCE"), as delineated on the Plat of Survey and the rights and easements for the benefit of Unit No. 4818-4, as are set forth in the Declaration; the grantor reserves to itself, its successors and assigns, the rights and easements as set forth in said Declaration for the remaining land described therein.

COMMONLY KNOWN AS: 4818 N. HOYNE AVE., UNIT 4, CHICAGO, IL 60625
PARCEL INDEX NUMBER (PIN): 14-07-323-034-1024 (VOL: 476)

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainder, rents issues and profits hereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, his heirs and assigns forever.

Rv

UNOFFICIAL COPY

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, his heirs and assigns, 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; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: Covenants, conditions, restrictions of record, public and utility easements, provided that such exceptions do not impair Purchaser's intended use of the Unit of residential purposes, and general real estate taxes for the year 2017 and subsequent years.

IN WITNESS WHEREOF, said Grantor has caused its signature to be hereto affixed, and has caused its name to be signed to these presents, this 30th day of May, 2018.

Shannon A. Kennedy - Shannon A. Kennedy-Deegan
SHANNON A. KENNEDY K/N/A SHANNON A. KENNEDY-DEEGAN

Prepared by: Rosenthal Law Group, LLC, 2700 W Devon Ave, Lincolnwood, IL 60712

MAIL TO: Ernest Rose
114. Dunton Arlington Heights IL 60005

SEND SUBSEQUENT TAX BILLS TO: MICHAEL BARBER
4818 N. HOYNE AVE. UNIT 4, CHICAGO, IL 60625

OR RECORDER'S OFFICE BOX NO. _____

STATE OF Wisconsin)
) SS
COUNTY OF Dane)

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that SHANNON A. KENNEDY K/N/A SHANNON A. KENNEDY-DEEGAN is/are 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 she signed, sealed and delivered said instrument as her free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 30th day of May, 2018.

Notary Public Diana B Frank

My Commission Expires: 1/18/19

UNOFFICIAL COPY

729906

REAL ESTATE TRANSFER TAX

12-Jun-2018



CHICAGO:

2,550.00

CTA:

1,020.00

TOTAL:

3,570.00 *

14-07-323-034-1024 | 20180601697783 | 2-035-868-448

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

Property of Cook County Clerk's Office

UNOFFICIAL COPY

729906

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

12-Jun-2018



| | |
|------------------|--------|
| COUNTY: | 170.00 |
| ILLINOIS: | 340.00 |
| TOTAL: | 510.00 |

14-07-323-034-1024

| 20180601697783 | 0-561-336-608