

H 2

NORTH AMERICAN  
TITLE COMPANY

18-266177

Warranty Deed

UNOFFICIAL COPY

Doc#: 1818306048 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/02/2018 10:17 AM Pg: 1 of 3

Dec ID 20180601600795  
ST/CO Stamp 0-308-728-608 ST Tax \$745.00 CO Tax \$372.50  
City Stamp 0-385-438-496 City Tax: \$7,822.50

Property of Cook County Clerk's Office

Above Space for Recorder's Use Only

THE GRANTORS, **John T. Hakewill and Emily Hakewill**, husband and wife, of the City of Chicago, State of Illinois, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, CONVEY AND WARRANT TO GRANTEES, **Patrick Flaherty and Brittany Flaherty**, husband and wife, of the City of Chicago, State of Illinois, not as tenants in common or as joint tenants but as tenants by the entirety, the following described Real Estate situated in the City of Chicago, County of Cook, State of Illinois, to wit:

SEE ATTACHED EXHIBIT A

SUBJECT TO: General real estate taxes for 2017 and subsequent years; covenants, conditions and restrictions of record; building lines and easements, if any; and public and utility easements;

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Tax Number: 14-29-421-042-1002

Address of Real Estate: 2444 North Seminary Avenue, Unit 2, Chicago, IL 60614

Dated: June 13, 2018

  
John T. Hakewill

  
Emily Hakewill

W

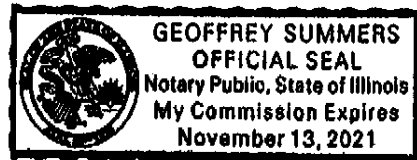
# UNOFFICIAL COPY

STATE OF Illinois )  
 )  
 COUNTY OF Cook ) SS

I, the undersigned, a Notary Public in and for said County and State, DO HEREBY CERTIFY that **JOHN T. HAKEWILL AND EMILY HAKEWILL**, personally known to me to be the same individuals whose names are subscribed to the foregoing instrument, appeared before me this 13 day of June, 2018, in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 on June 13, 2018:

Geoffrey Summers  
 Notary Public



My Commission expires: 11/3/21



Prepared By:  
 Collins & Burton, Ltd.  
 1300 W. Belmont Ave., Ste. 405  
 Chicago, Illinois 60657


After Recording Return to:

Patrick Flaherty & Brittany Flaherty  
2444 N. Seminary Ave, #2  
Chicago, IL 60614

Send Subsequent Tax Bills to:

Patrick Flaherty and Brittany Flaherty  
 2444 N. Seminary Ave, #2  
 Chicago, IL 60614

REAL ESTATE TRANSFER TAX		28-Jun-2018
	COUNTY:	372.50
	ILLINOIS:	745.00
	TOTAL:	1,117.50
14-29-421-042-1002   20180601600795   0-308-728-608		

REAL ESTATE TRANSFER TAX		28-Jun-2018
	CHICAGO:	5,587.50
	CTA:	2,235.00
	TOTAL:	7,822.50 *
14-29-421-042-1002   20180601600795   0-385-438-496		

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

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## Exhibit A

### Legal Description

**PARCEL 1:**

UNIT 2 IN THE 2444 N. SEMINARY CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 6 AND THE NORTH 16 FEET OF LOT 7 IN BLOCK 1 IN LINN AND SWAN'S SUBDIVISION OF THE WEST 1/2 OF BLOCK 18 IN CANAL TRUSTEE'S SUBDIVISION OF THE EAST 1/2 OF SECTION 29, TOWNSHIP 40 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 AS DOCUMENT NUMBER 0436234148, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

THE EXCLUSIVE RIGHT TO THE USE OF P-2, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0436234148.

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