

# UNOFFICIAL COPY

## WARRANTY DEED

THE GRANTORS,  
Victor Galicia and  
Holly A. Dotterer,  
husband and wife,

of the City of Chicago, County of Cook,  
State of Illinois,

For and in consideration of the sum of  
TEN DOLLARS and other good and  
valuable consideration in hand paid,

CONVEY and WARRANT to  
Sean Hennessy and  
Margaret Hennessy,  
husband and wife,  
2225 W. Wabansia, #301  
Chicago, IL 60647

As Tenants by the Entirety, the following described Real Estate situated in the County of Cook,  
in the State of Illinois, to wit:

### PARCEL 1:

THEWEST 43.77 FEET OF LOT 7 (EXCEPT THE NORTH 12.53 FEET THEREOF) IN  
COMMISSIONER'S PARTITION OF THEWEST 10 ACRES OF THE SOUTH 91 7/100  
ACRES OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13,  
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

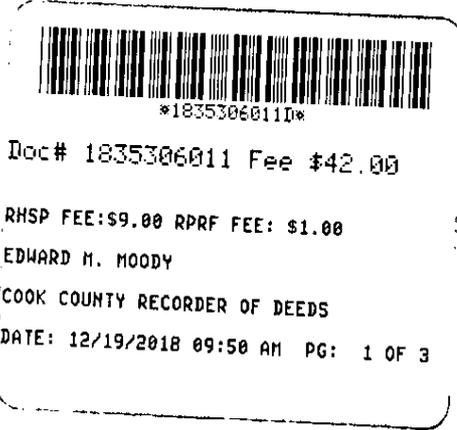
### PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR DRIVEWAY, INGRESS AND  
EGRESS CREATED BY DECLARATION OF PARTY WALL RIGHTS, EASEMENTS,  
COVENANTS AND RESTRICTIONS, RECORDED NOVEMBER 25, 1998 AS DOCUMENT  
NO. 08068643 OVER THE FOLLOWING DESCRIBED LAND: THE EAST 62.77 FEET OF  
LOT 7 (EXCEPT THE NORTH 12.53 FEET THEREOF) IN COMMISSIONER'S PARTITION  
OF THEWEST 10 ACRES OF THE SOUTH 91 7/100 ACRES OF THE NORTHWEST 1/4 OF  
SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL  
MERIDIAN, IN COOK COUNTY, ILLINOIS.

STREET ADDRESS: 2113 N. Kedzie, Unit A, Chicago, IL 60647

PERMANENT TAX INDEX NUMBER: 13-36-113-077-0000

Subject only to the following permitted exceptions, provided none of which shall materially  
restrict the reasonable use of the premises as a residence: [a] General real estate taxes not due



Old Republic Title  
9601 Southwest Highway  
Oak Lawn, IL 60453

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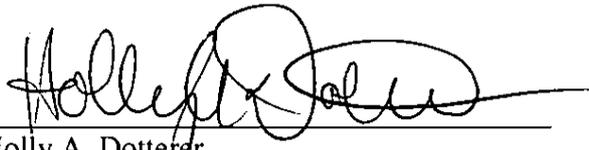
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and payable at the time of closing; [b] building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; [c] zoning laws and ordinances which conform to the present usage of the premises; [d] public and utility easements which serve the premises; and [e] public roads and highways, if any.

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 forever.

DATED this 10 day of December, 2018.

  
 \_\_\_\_\_  
 Victor Galicia

  
 \_\_\_\_\_  
 Holly A. Dotteter

REAL ESTATE TRANSFER TAX		18-Dec-2018
	<b>CHICAGO:</b>	2,793.75
	<b>CTA:</b>	1,117.50
	<b>TOTAL:</b>	3,911.25 *
13-36-113-077-0000   20181201655488   1-051-838-112		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		18-Dec-2018
 	<b>COUNTY:</b>	186.25
	<b>ILLINOIS:</b>	372.50
	<b>TOTAL:</b>	558.75
13-36-113-077-0000   20181201655488   0-978-552-480		

Property of Cook County Clerk's Office

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STATE OF ILLINOIS        )  
   )  
 COUNTY OF COOK         )        SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY Victor Galicia and Holly A. Dotterer, personally known to me to be the same people whose names are subscribed to the foregoing instrument, appeared before me this day 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, this 10 day of December, 2018

*Teresa A. Frustaci*  
 \_\_\_\_\_  
 Notary Public



The Notary Public aforesaid is an attorney-at-law or an employee of an attorney-at-law and is therefore exempt from recording a Notarial Record pursuant to Section 3-102(d) of the Illinois Notary Public Act.

My commission expires: 3/11/22

**This instrument prepared by:**  
 Leo G. Aubel  
 Howard & Howard Attorneys PLLC  
 200 S. Michigan Ave., Suite 1100  
 Chicago, IL 60604-2461

**Send subsequent tax bills to:**  
 Sean Hennessy  
 2113 N. Kedzie, Unit A  
 Chicago, IL 60647

**Mail to:**  
Sean Hennessy  
2113 N. Kedzie Unit A  
Chicago, IL 60647

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_