

UNOFFICIAL COPY

WARRANTY DEED (Illinois)

734734 1/2
THIS DEED is made as of the 1 day of
March, 2019, by and between



Doc# 1906713119 Fee \$44.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 03/08/2019 10:59 AM PG: 1 OF 4

LUKE SCRIVEN AND
GEORGINA MCLEOD
HUSBAND AND WIFE
("Grantor," whether one or more),

and

JACOB KELLY CONNOR
A SINGLE MAN
3443 N. HALSTED ST., UNIT 2B
CHICAGO, IL 60657
("Grantee," whether one or more).

Citywide Title Corporation
850 W. Jackson Blvd., Ste. 320
Chicago, IL 60607

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:

UNIT 1427-2 IN THE DOVER LELAND CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 273 AND LOT 274 IN SHERIDAN DRIVE SUBDIVISION OF THE NORTH 3/4 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THAT PART OF THE WEST 1/2 OF SAID NORTHWEST 1/4 WHICH LIES NORTH OF THE SOUTH 800 FEET THEREOF AND EAST OF GREEN BAY ROAD; WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 99391496, AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1427 W. LELAND AVE., UNIT 2, CHICAGO, IL 60640
PARCEL INDEX NUMBER (PIN): 14-17-108-025-1002 (VOL: 478)

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.

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 2018 and subsequent years.

Handwritten mark

UNOFFICIAL COPY

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 1 day of March, 2019.

[Signature]
LUKE SCRIVEN

[Signature]
GEORGINA MCLEOD

Prepared by: Rosenthal Law Group, LLC, 3700 W Devon Ave, Lincolnwood, IL 60712

MAIL TO: Christine M. Palkovic, Italia & Palkovic, LLP
1800 N. 19th Ave. Melrose Park, IL 60160

SEND SUBSEQUENT TAX BILLS TO: JACOB KELLY CONNOR
1427 W. LELAND AVE., UNIT 2, CHICAGO, IL 60640

OR RECORDER'S OFFICE BOX NO. _____

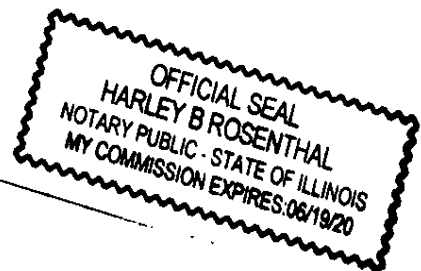
State of IL)
County of Lake) SS

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that LUKE SCRIVEN and GEORGINA MCLEOD, are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered said instrument as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 1 day of March, 2019.

Notary Public [Signature]

My Commission Expires: 6-19-20



UNOFFICIAL COPY

REAL ESTATE TRANSFER TAX

06-Mar-2019



CHICAGO:

1,875.00

CTA:

750.00

TOTAL:

2,625.00 *

14-17-108-025-1002 | 20190301615738 | 1-564-186-016

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

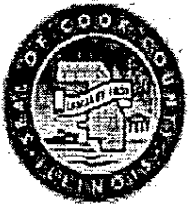
Property of Cook County Clerk's Office

UNOFFICIAL COPY

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

06-Mar-2019



COUNTY:	125.00
ILLINOIS:	250.00
TOTAL:	375.00

14-17-108-025-1002

| 20190301615738 | 1-842-857-376