

UNOFFICIAL COPY

Prepared by: Erwin Law, LLC
4043 North Ravenswood Avenue, Suite 208
Chicago, Illinois 60613

Return to: _____
Attn: _____

Future Taxes to Grantee's Address ()

Doc#: 1916257048 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 06/11/2019 10:00 AM Pg: 1 of 2

Dec ID 20190501674527
ST/CO Stamp 0-889-986-976 ST Tax \$400.00 CO Tax \$200.00
City Stamp 1-156-358-048 City Tax: \$4,200.00

WARRANTY DEED (Individual to Individual)

The Grantor(s) Shawn Colgan a/k/a Richard Shawn Colgan, married to Patty Colgan,

(The above space for Recorder's use only)

of the City Chicago, County of Cook State of Illinois
for and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration, in hand paid, convey(s)
and warrants to Sean Cooper and Lesley Bevan, married to each other as husband and wife,
whose address is 5111 N. St. Louis Ave, of the City Chicago of Chicago,
County of Cook State of Illinois all interest in the following described
real estate situated in the County of Cook, in the State of Illinois to wit:

(See Legal Description as attached Exhibit A)

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 not as Tenancy in Common, not in Joint Tenancy, but as Tenants by the Entirety forever.

Permanent Index Number(s): 14-18-218-022-1001

Property Address: 4436 N. Winchester Ave, Unit 3S, Chicago, Illinois 60640

Dated this 19th day of May, 2019

Shawn Colgan
Shawn Colgan a/k/a Richard Shawn Colgan

Patty Colgan
Patty Colgan, signing solely for purposes of
waiving homestead

Chicago Title 19GNW41060PK 1 of 2

STATE OF ILLINOIS / COUNTY OF COOK)

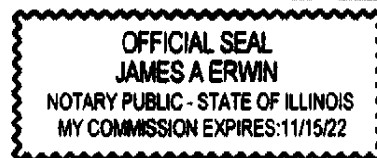
I, the undersigned, a Notary Public, in and for said County and State aforesaid, certify that Shawn Colgan a/k/a Richard Shawn Colgan and Patty Colgan
personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day
in person, and acknowledged that they signed, sealed and delivered the said instruments 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 Notarial Seal this 19th day of May, 2019.

AFFIX TRANSFER TAX STAMP OR
"Exempt under provisions of Paragraph _____"
Section 4, Real Estate Transfer Tax Act.

Date
Buyer, Seller or Representative

James A. Erwin
Notary Public, State of Illinois
My commission expires: _____



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Exhibit A

Legal Description

PARCEL 1:

UNIT 3S TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 4436 NORTH WINCHESTER CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT 98346998, IN THE SOUTHEAST 1/4 OF SECTION 18 AND PART OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF THE PARKING SPACE 7 AND STORAGE UNIT SU-6 AS LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED AS EXHIBIT "C" TO THE DECLARATION IN AFORESAID RECORDED AS DOCUMENT 98346998.

Permanent Index Number(s): 14-18-213-022-1001

Property Address: 4436 N. Winchester Ave, Unit 3S, Chicago, Illinois 60640

Property of Cook County Clerk's Office