

UNOFFICIAL COPY

Doc#: 1924749053 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 09/04/2019 08:56 AM Pg: 1 of 2

Dec ID 20190801671725
ST/CO Stamp 0-734-634-592 ST Tax \$555.00 CO Tax \$277.50
City Stamp 1-675-469-408 City Tax: \$5,827.50

STC 01146-64766 1082
PREPARED BY:
Richard Velázquez
Velázquez Law Group LLC
1311 W. 33rd St.
Chicago, IL 60608

WARRANTY DEED

THIS AGREEMENT is made this 26th day of August of 2019, between **MICHAEL J. HUGHES** and **DAWN N. HUGHES**, husband and wife and tenants by the entirety, with an address of 3638 S. Canal St., Chicago, IL 60609 ("GRANTORS"), and **THOMAS J. DOYLE III** and **COLLEEN E. DOYLE**, husband and wife and tenants by the entirety, with an address of 125 E. 13th St., Unit 509, Chicago, IL 60605, ("GRANTEES").

WITNESSETH: The GRANTORS in consideration of the sum of TEN and 00/100 DOLLARS (\$10.00), receipt whereof is hereby acknowledged, do hereby convey unto GRANTEES, in fee simple by way of Warranty Deed, the following described real estate in Cook County, State of Illinois:

Legal Description:

Lot 17 in Bridgeport Commons, being a Subdivision of Part of Block 21 in Canal Trustees Subdivision of Section 33, Township 39 North, Range 14 East of the Third Principal Meridian in Cook County, Illinois.

Permanent Index Numbers: 17-33-330-006-0000

Common Address of Real Estate: 3638 S. Canal St., Chicago, IL 60609

SUBJECT TO: (1) real estate taxes not yet due and payable; (2) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at the time of closing; (3) applicable zoning, planned unit development and building laws or ordinances and restrictions; (4) public, private and utility easements; (5) encroachments, covenants, conditions, restrictions, and agreements of record, certain unrecorded license agreements and railroad rights of way, if any, reservations, easements and rights, and (8) acts done or suffered by GRANTEES, or anyone claiming, by, through, or under GRANTEES.

REAL ESTATE TRANSFER TAX

29-Aug-2019



CHICAGO:	4,162.50
CTA:	1,665.00
TOTAL:	5,827.50 *

REAL ESTATE TRANSFER TAX

30-Aug-2019



COUNTY:	277.50
ILLINOIS:	555.00
TOTAL:	832.50

17-33-330-006-0000 | 20190801671725 | 0-734-634-592

17-33-330-006-0000 | 20190801671725 | 1-675-469-408

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

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IN WITNESS WHEREOF, the GRANTORS have hereunto set their hands and seals the day and year first above written.

GRANTOR:

Michael J. Hughes

MICHAEL J. HUGHES

GRANTOR:

Dawn N. Hughes

DAWN N. HUGHES

State of Illinois)
) SS
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that **MICHAEL J. HUGHES** and **DAWN N. HUGHES** personally known to me, and whose names are subscribed to the foregoing instrument, caused their signatures to be affixed to said instrument, as their free and voluntary acts, for the uses and purposes therein set forth, including the release and waiver of the right of homestead, if any.

Given under my hand and official seal, this 25th day of August 2019.

Monica Marchetti

Notary Public



AFTER RECORDING MAIL TO:

Dennis Francis Dwyer
The Law Office of Deniss F. Dwyer, Ltd.
7549 103rd St.
Bridgeview, IL 60455

SEND SUBSEQUENT TAX BILLS TO:

Thomas J. Doyle III & Colleen J. Doyle
3638 S. Canal St.
Chicago, IL 60609